

Policies	General Plan 2030	Springville Community Plan Policies (GPA 90-03)
<b>Land Use</b>	<b>PF-1.3 Land Uses in UDBs/HDBs</b> - The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs. Permanent uses which do not benefit from urban services shall be discouraged within these areas. This shall not apply to agricultural or agricultural support uses, including the cultivation of land or other uses accessory to the cultivation of land provided that such accessory uses are time-limited through Special Use Permit procedures.	Avoid land use conflicts through the planned integration of uses
	<b>PF-2.6 Land Use Consistency</b> - The County shall require all community plans, when updated, to use the same land use designations as used in this Countywide General Plan (See Chapter 4-Land Use). All community plans shall also utilize a similar format and content. The content may change due to the new requirements such as Global Climate Change and Livable Community Concepts, as described on the table provided (Table 2.1: Community Plan Content). Changes to this format may be considered for unique and special circumstances as determined appropriate by the County. Until such time as a Community Plan is adopted for those communities without existing Community Plans, the land use designation shall be Mixed Use, which promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities, and services and employment opportunities.	Promote concentration of similar or compatible uses
	<b>PF-2.8 Inappropriate Land Use</b> - Areas within UDBs are hereby set aside for those types of urban land uses which benefit from urban services. Permanent uses which do not benefit from such urban services shall be discouraged within the UDBs. This is not intended to apply to agricultural or agricultural supported uses, including the cultivation of land or other uses accessory to the cultivation of land, provided that such accessory uses are time-limited through special use permit procedures.	Establish residential densities that are compatible with historical land use patterns and are consistent with public service levels.
	<b>PF-4.7 Avoiding Isolating Unincorporated Areas</b> The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations.	Recognize, through zoning, land uses which are different from, yet compatible with, the prevailing land uses in the area.
<b>Land Use Element</b>	<b>LU-1.1 Smart Growth and Healthy Communities</b> - The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including: 1. Creating walkable neighborhoods,	Maintain the integrity of past development patterns and features

	<ol style="list-style-type: none"> <li>2. Providing a mix of residential densities,</li> <li>3. Creating a strong sense of place,</li> <li>4. Mixing land uses,</li> <li>5. Directing growth toward existing communities,</li> <li>6. Building compactly,</li> <li>7. Discouraging sprawl,</li> <li>8. Encouraging infill,</li> <li>9. Preserving open space,</li> <li>10. Creating a range of housing opportunities and choices,</li> <li>11. Utilizing planned community zoning to provide for the orderly pre-planning and long-term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and</li> <li>12. Encouraging connectivity between new and existing development.</li> </ol>	
	<b>LU-1.2 Innovative Development</b> - The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques.	Preserve and maintain area and structures within the UDB that are reflective of Springville's cultural heritage
	<b>LU-1.3 Prevent Incompatible Uses</b> - The County shall discourage the intrusion into existing urban areas of new incompatible land uses that produce significant noise, odors, or fumes.	Protect archaeological resources and sites within Springville
	<b>LU-1.4 Compact Development</b> - The County shall actively support the development of compact mixed-use projects that reduce travel distances.	Encourage a variety of commercial-recreation and recreation uses to locate in Springville to meet local needs and to serve tourists using Highway 190
	<b>LU- 1.5 Paper Subdivision Consolidation</b> - The County shall encourage consolidation of paper parcels/subdivisions, especially those lots that are designated Valley Agriculture (VA), Foothill Agriculture (FA), or Resource Conservation (RC), are irregular in shape, inadequate in size for proper use, or lack infrastructure.	Home occupation-type uses (such as beauty shops, small appliance repair, etc.) shall continue to play a role in satisfying local demand for such uses.
	<b>LU-1.6 Permitting Procedures and Regulations</b> - The County shall continue to ensure that its permitting procedures and regulations are consistent and efficient.	Areas that are unsuitable for future development, such as floodplains, steep slopes (30% or greater), archaeological/historical sites, specific wildlife habitats, riparian woodlands, and scenic vistas, should be maintained as open space.
	<b>LU-1.7 Development on Slopes</b> - The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist shall be required demonstrating the	Future residential development projects shall provide an adequate and safe supply of domestic water.

	suitability of any proposed or additional development.	
	<b>LU-1.8 Encourage Infill Development</b> - The County shall encourage and provide incentives for infill development to occur in communities and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development.	Future development projects shall provide adequate and safe facilities for the disposal of sewage effluent.
	<b>LU-1.10 Roadway Access</b> - The County shall require access to public roadways for all new development.	Future developments shall contain adequate facilities for collection and disposal of stormwater run-off with minimal effects to nearby properties and the environment.
	<b>LU-2. Agricultural Lands</b> - The County shall maintain agriculturally-designated areas for agriculture use and by directing urban development away from valuable agricultural lands to cities, unincorporated communities, hamlets, and planned community areas where public facilities and infrastructure are available.	Future developments shall contain adequate facilities for protecting residents and property from the hazards of wildland and structural fires.
	<b>LU-2.2 Agricultural Parcel Splits</b> - The County shall deny requests to create parcels less than the minimum allowed size in agricultural designated areas, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance, as may be adopted by the Board of Supervisors, based on concerns that these parcels are less viable economic farming units and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The RVLP shall be the tool to determine the viability of a given agricultural parcel in the valley and its ability to be subdivided, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance.	All new development proposals shall contain adequate provisions for vehicular access to a public road.
	<b>LU-2.3 Open Space Character</b> - The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.	Future road designs and alignments shall be compatible with existing topography and physical conditions to ensure that such roads can provide safe and permanent access to developing areas.

	<b>LU-2.4 Residential Agriculture Uses</b> - The County shall limit, to the extent allowed by law, residential development of lands designated for agricultural use. Only residences needed to support farming operations, agriculture, tourism, and agricultural support services shall be allowed.	Future development projects shall provide sufficient off-street parking to satisfy anticipated demands.
	<b>LU-2.5 Agricultural Support Facilities</b> - The County shall encourage beneficial reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses).	Deficiencies in the existing circulation systems, such as existing, excessively long dead-end roads to a collector or arterial road, shall be alleviated.
	<b>LU-2.6 Industrial Development</b> - Other than provided in Policy LU-2.5: Agricultural Support Facilities, the County shall, and the cities should, through their industrial development policies, approve only those agriculturally-oriented or related industries and uses that can demonstrate, whether by location and/or controlled methods of operation, that they will not adversely affect agricultural production or the County's natural resources. These uses should be located inside UDBs, HDBs, PCAs and regional growth corridors unless necessary for the support of agricultural operations or as provided in Policy LU-2.5: Agricultural Support Facilities.	All developments occurring along State Highway 190 shall be designed so as to minimize potential traffic safety hazards.
	<b>LU-2.7 Timing of Conversion from Urban Reserve</b> - The following three criteria shall be used to determine when conversion of Urban Reserve designated properties to urban uses is appropriate:  <ol style="list-style-type: none"> <li>1. The property is not subject to an agricultural preserve contract;</li> <li>2. Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and</li> <li>3. At least 30 percent of the property boundaries are contiguous to existing urban development.</li> </ol>	Future roads shall be designed to provide safe and efficient access for emergency equipment
	<b>LU-2.8 Merger of Sub-Standard Agricultural Parcels</b> - The County shall provide incentives to encourage the merger of sub-standard parcels of less than 10 acres in size located in agricultural areas, where such parcels are under common ownership.	Future roads shall be designed to provide safe and efficient access for emergency equipment
	<b>LU-3.1 Residential Developments</b> - The County shall encourage new major residential development to locate near existing infrastructure for employment centers, services, and recreation.	Existing deficiencies in the circulation systems that hinder access for emergency equipment, or prevent efficient movement of vehicles from or around emergency situations should be alleviated.
	<b>LU-3.2 Cluster Development</b> - The County shall encourage proposed residential development to be clustered onto portions of the site that are more suitable to accommodating the development, and shall require access either directly onto a public road or via a privately-maintained road designed to meet County road standards.	A system of looped collector roads should be established to provide access to the undeveloped areas in the western portion of the UDB

	<p><b>LU-3.3 High-Density Residential Locations</b> - The County shall encourage high-density residential development (greater than 14 dwelling units per gross acre) to locate along collector roadways and transit routes, and near public facilities (e.g., schools, parks), shopping, recreation, and entertainment.</p>	<p>Ensure that the visual qualities available from State Highway 190 are maintained and protected against obtrusive development improvements.</p>
	<p><b>LU-3.4 Mountain, Rural, and Low-Density Residential</b> - The Mountain, Rural, and Low-Density Residential development located outside of a UDB shall be subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. Able to meet the Rural Valley Lands Plan policies, Foothill Growth Management Plan policies, or Mountain Framework Plan policies and requirements,</li> <li>2. Areas which qualify for minimum densities greater than 1 unit per 10 acres must meet the following characteristics (unless clustering is used): <ol style="list-style-type: none"> <li>a. Average slopes must be below a 30 percent grade,</li> <li>b. Not identified as a moderate-to-high landslide hazard area, and</li> <li>c. Access to new development is provided via an existing publicly-maintained road or via a new road improved consistent with adopted County standards.</li> </ol> </li> </ol>	<p>Preserve the skyline and maintain an unobstructed scenic panorama of the foothill is for residents and visitors to enjoy.</p>
	<p><b>LU-3.5 Rural Residential Designations</b> - The County shall not re-zone any new areas for residential development in the RVLP area, unless it can be shown that other objectives, such as buffers and the relationship of the development to surrounding uses, can be achieved.</p>	<p>Perpetuate the feeling of “green” that exist in Springville</p>
	<p><b>LU-3.6 Project Design</b> The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be attained.</p>	<p>Land alterations (grading and excavation) shall conform to the surrounding natural topography</p>
	<p><b>LU-4.1 Neighborhood Commercial Uses</b> - The County shall encourage the development of small neighborhood convenience and grocery facilities to meet the everyday shopping and personal needs of immediately surrounding residential land uses in communities and hamlets.</p>	<p>Development activities shall include adequate provisions for sediment and erosion control.</p>
	<p><b>LU-4.3 Commercial Service Locations</b> - The County shall provide for commercial service businesses such as warehouses, repair services, business support services, furniture sales, and building materials sales where they will not</p>	<p>The quality and integrity of natural drainage channels and local water courses shall be maintained</p>

	<p>adversely affect surrounding properties, typically in areas serving occasional needs rather than day-to-day needs. Criteria to be used in siting commercial service areas are:</p> <ol style="list-style-type: none"> <li>1. Provide good access to highways or major collectors,</li> <li>2. Buffer existing or planned residential areas,</li> <li>3. Develop in-depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, etc., and</li> <li>4. Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.</li> </ol>	
	<p><b>LU-4.4 Travel-Oriented Tourist Commercial Uses</b> - The County shall require travel-oriented tourist commercial uses (for example, entertainment, commercial recreation, lodging, fuel) to be used in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.</p>	<p>Maintain the integrity of the Tule River Designated Flood way so that Future hazards to life and property from flood conditions are minimized.</p>
	<p><b>LU-4.5 Commercial Building Design</b> - The County shall encourage that new commercial development is consistent with the existing design of the surrounding community or neighborhood by encouraging similar façades, proportionate scale, parking, landscaping, and lighting.</p>	<p>Encourage new development within the Planned Community Commercial areas to utilize design schemes which are compatible with Springville's rustic heritage and surrounding natural features.</p>
	<p><b>LU-4.6 Commercial Storage Facilities</b> - The County shall require that commercial storage facilities, including "mini" storage, indoor and outdoor storage facilities, and contractor's materials storage be screened from view through landscape buffers or other natural landscapes.</p>	
	<p><b>LU-5.1 Industrial Developments</b> - The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.</p>	
	<p><b>LU-5.2 Industrial Park Developments</b> - The County shall encourage the development of visually attractive, well-landscaped, and carefully planned industrial parks in areas with suitable topography and adequate infrastructure.</p>	
	<p><b>LU-5.3 Storage Screening</b> - The County shall require adequate landscaping and screening of industrial storage areas to minimize visual impacts and enhance the quality of the environment.</p>	
	<p><b>LU-5.4 Compatibility with Surrounding Land Use</b> - The County shall encourage the infill of existing industrial areas and ensure that proposed industrial uses will not result in significant harmful impacts to adjacent land uses.</p>	

	<p><b>LU-5.5 Access</b> - The County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses not compatible with such traffic.</p>	
	<p><b>LU-5.6 Industrial Use Buffer</b> - Unless mitigated, the County shall prohibit new heavy industrial uses to a minimum of 500 feet from schools, hospitals, or populated residential areas (more than 10 dwelling units within a quarter mile diameter area). The buffer area may be used for activities not creating impacts to adjoining sensitive land uses for uses accessory to the heavy industrial use. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein. The buffer area shall be landscaped and maintained.</p>	
	<p><b>LU-7.3 Friendly Streets</b> The County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments. These should include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,</li> <li>2. Minimize curb cuts along streets, Sidewalks on both sides of streets, where feasible,</li> <li>3. Bike lanes and walking paths, where feasible on collectors and arterials, and</li> <li>4. Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, and other comparable techniques.</li> </ol>	
	<p><b>LU-7.4 Streetscape Continuity</b> The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community.</p>	
	<p><b>LU-7.5 Crime Prevention through Design</b> The County shall encourage design of open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.</p>	
	<p><b>LU-7.13 Preservation of Historical Buildings</b> The County shall encourage and support efforts by local preservation groups to identify and rehabilitate historically significant buildings.</p>	
	<p><b>LU-7.14 Contextual and Compatible Design</b> The County shall ensure that new development respects Tulare County's heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion</p>	

	which is compatible with the scale of surrounding structures.	
	<b>LU-7.15 Energy Conservation</b> The County shall encourage the use of solar power and energy conservation building techniques in all new development.	
	<b>LU-7.16 Water Conservation</b> The County shall encourage the inclusion of “extraordinary” water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development.	
	<b>ED-2.11 Industrial Parks</b> As part of new or updated community plans, the County shall designate sites for industrial development to meet projected demand.	
	<b>Housing Policy 3.24</b> When locating agricultural industry in rural areas, a determination should be made that there are transit opportunities and an adequate employment base living within a reasonable distance to the site.	
	<b>AQ-3.2 Infill near Employment</b> The County shall identify opportunities for infill development projects near employment areas within all unincorporated communities and hamlets to reduce vehicle trips.	
	<b>AQ-3.6 Mixed Land Uses</b> The County shall encourage the clustering of land uses that generate high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.	
	<b>PFS-8.4 Library Facilities and Services</b> The County shall encourage expansion of library facilities and services as necessary to meet the needs (e.g., internet access, meeting rooms, etc.) of future population growth.	
<b>Circulation Policies</b>	<b>Q-3.3 Street Design</b> The County shall promote street design that provides an environment which encourages transit use, biking, and pedestrian movements.	
	<b>LU-7.3 Friendly Streets</b> The County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments. These should include, but not be limited to: <ul style="list-style-type: none"> <li>• Street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,</li> <li>• Minimize curb cuts along streets,</li> <li>• Sidewalks on both sides of streets, where feasible,</li> <li>• Bike lanes and walking paths, where feasible</li> </ul>	



	<p>on collectors and arterials, and</p> <ul style="list-style-type: none"> <li>• Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, and other comparable techniques.</li> </ul>	
	<p><b>LU-7.4 Streetscape Continuity</b></p> <p>The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community.</p>	
	<p><b>LU-1.10 Roadway Access</b></p> <p>The County shall require access to public roadways for all new development.</p>	
	<p><b>SL-2.1 Designated Scenic Routes and Highways</b></p> <p>The County shall protect views of natural and working landscapes along the County's highways and roads by maintaining a designated system of County scenic routes and State scenic highways by:</p> <ul style="list-style-type: none"> <li>• Requiring development within existing eligible State scenic highway corridors to adhere to land use and design standards and guidelines required by the State Scenic Highway Program,</li> <li>• Supporting and encouraging citizen initiatives working for formal designation of eligible segments of SR 198 and SR 190 as State scenic highways,</li> <li>• Formalizing a system of County scenic routes throughout the County, and</li> <li>• Requiring development located within County scenic route corridors to adhere to local design guidelines and standards.</li> </ul>	
	<p><b>SL-4.1 Design of Highways</b></p> <p>The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of SR 198 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by:</p> <ol style="list-style-type: none"> <li>1. Limiting the construction of sound walls that block views of the County's landscapes (incorporate setbacks to sensitive land uses to avoid noise impacts whenever feasible),</li> <li>2. Using regionally-appropriate trees and landscaping and incorporating existing landmark trees,</li> <li>3. Preserving historic and cultural places and vistas,</li> <li>4. Avoiding excessive cut and fill for roadways along State scenic highways and County scenic routes, and along areas exposed to a large viewing area, and</li> <li>5. Promote highway safety by identifying appropriate areas for traffic pull-outs and rest areas.</li> </ol>	

	<p><b>SL-4.2 Design of County Roads</b></p> <p>The County's reinvestment in rural County roads outside urban areas should, in addition to meeting functional needs and safety needs, preserve the experience of traveling on the County's "country roads" by:</p> <ol style="list-style-type: none"> <li>1. Maintaining narrow as possible rights-of-ways,</li> <li>2. Limiting the amount of curbs, paved shoulders, and other "urban" edge improvements,</li> <li>3. Preserving historic bridges and signage, and</li> <li>4. Promote County road safety by identifying appropriate areas for traffic pull-out.</li> </ol>	
	<p><b>TC-1.1 Provision of an Adequate Public Road Network</b></p> <p>The County shall establish and maintain a public road network comprised of the major facilities illustrated on the Tulare County Road Systems to accommodate projected growth in traffic volume.</p>	
	<p><b>TC-1.2 County Improvement Standards</b></p> <p>The County's public roadway system shall be built and maintained consistent with adopted County Improvement Standards, and the need and function of each roadway, within constraints of funding capacity.</p>	
	<p><b>TC-1.6 Intermodal Connectivity</b></p> <p>The County shall ensure that, whenever possible, roadway, highway, and public transit systems will interconnect with other modes of transportation. Specifically, the County shall encourage the interaction of truck, rail, and air-freight/passenger movements.</p>	
	<p><b>TC-1.7 Intermodal Freight Villages</b></p> <p>The County shall consider the appropriate placement of intermodal freight villages in locations within the Regional Growth Corridors.</p>	
	<p><b>TC-1.8 Promoting Operational Efficiency</b></p> <p>The County shall give consideration to transportation programs that improve the operational efficiency of goods movement, especially those that enhance farm-to-market connectivity</p>	
	<p><b>TC-1.9 Highway Completion</b></p> <p>The County shall support State and Federal capacity improvement programs for critical segments of the State Highway System. Priority shall be given to improvements to State Routes 65, 99, and 198, including widening and interchange projects in the County.</p>	
	<p><b>TC-1.10 Urban Interchanges</b></p> <p>The County shall work with TCAG to upgrade State highway interchanges from rural to urban standards within UDBs.</p>	

	<b>TC-1.11 Regional Significant Intersections</b> To enhance safety and efficiency, the County shall work to limit the frequency of intersections along regionally-significant corridors.	
	<b>TC-1.12 Scenic Highways and Roads</b> The County shall work with appropriate agencies to support the designation of scenic highways and roads in the County.	
	<b>TC-1.16 County Level Of Service (LOS) Standards</b> The County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of “D” or better in accordance with the LOS definitions established by the Highway Capacity Manual.	
	<b>TC-1.18 Balanced System</b> The County shall strive to meet transportation needs and maintain LOS standards through a balanced Multimodal Transportation Network that provides alternatives to the automobile.	
	<b>TC-1.19 Balanced Funding</b> The County shall promote a balanced approach to the allocation of transportation funds to optimize the overall County transportation system.	
	<b>TC-4.1 Transportation Programs</b> The County shall support the continued coordination of transportation programs provided by social service agencies, particularly those serving elderly and/or handicapped.	
	<b>TC-4.2 Determine Transit Needs</b> The County will continue to work with TCAG, cities, and communities in the County to evaluate and respond to public transportation needs.	
	<b>TC-4.3 Support Tulare County Area Transit</b> The County shall request the support of TCAG for development of transit services outlined in the County’s Transit Development Plan (TDP). Efforts to expand Tulare County Area Transit should be directed towards: <ul style="list-style-type: none"> <li>• Encouraging new and improving existing transportation services for the elderly and disabled; and</li> <li>• Providing intercommunity services between unincorporated communities and cities.</li> </ul>	
	<b>TC-4.4 Nodal Land Use Patterns that Support Public Transit</b> The County shall encourage land uses that generate higher ridership including; high density residential, employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another.	
	<b>TC-4.7 Transit Ready Development</b> The County shall promote the reservation of transit stops in conjunction with development projects in	

	likely or potential locations for future transit facilities.	
	<b>TC-5.1 Bicycle/Pedestrian Trail System</b> The County shall coordinate with TCAG and other agencies to develop a Countywide integrated multi-purpose trail system that provides a linked network with access to recreational, cultural, and employment facilities, as well as offering a recreational experience apart from that available at neighborhood and community parks.	
	<b>TC-5.2 Consider Non-Motorized Modes in Planning and Development</b> The County shall consider incorporating facilities for non-motorized users, such as bike routes, sidewalks, and trails when constructing or improving transportation facilities and when reviewing new development proposals. For developments with 50 or more dwelling units or non-residential projects with an equivalent travel demand, the feasibility of such facilities shall be evaluated.	
	<b>TC-5.3 Provisions for Bicycle Use</b> The County shall work with TCAG to encourage local government agencies and businesses to consider including bicycle access and provide safe bicycle parking facilities at office buildings, schools, shopping centers, and parks.	
	<b>TC-5.4 Design Standards for Bicycle Routes</b> The County shall utilize the design standards adopted by Caltrans and as required by the Streets and Highway Code for the development, maintenance, and improvement of bicycle routes.	
	<b>TC-5.5 Facilities</b> The County shall require the inclusion of bicycle support facilities, such as bike racks, for new major commercial or employment locations.	
	<b>TC-5.7 Designated Bike Paths</b> The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors.	
	<b>TC-5.8 Multi-Use Trails</b> The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals.	
	<b>TC-5.9 Existing Facilities</b> The County shall support the maintenance of existing bicycle and pedestrian facilities.	
<b>Housing Policies</b>	<b>Housing Guiding Principle 1.1</b> Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.	

	<b>Housing Policy 1.11</b> Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.	
	<b>Housing Policy 1.13</b> Encourage the utilization of modular units, prefabricated units, and manufactured homes.	
	<b>Housing Policy 1.14</b> Pursue an equitable distribution of future regional housing needs allocations, thereby providing a greater likelihood of assuring a balance between housing development and the location of employment opportunities.	
	<b>Housing Policy 1.16</b> Review community plans and zoning to ensure they provide for adequate affordable residential development.	
	<b>Housing Guiding Principle 1.2</b> Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.	
	<b>Housing Guiding Principle 1.3</b> Strive to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.	
	<b>Housing Policy 1.31</b> Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.	
	<b>Housing Guiding Principle 1.4</b> Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.	
	<b>Housing Policy 1.51</b> Encourage the construction of new housing units for “special needs” groups, including senior citizens, large families, single heads of households, households of persons with physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.	
	<b>Housing Policy 1.52</b> Support and encourage the development and improvement of senior citizen group housing, convalescent homes and other continuous care facilities.	
	<b>Housing Policy 1.55</b> Encourage development of rental housing for large families, as well as providing for other housing needs and types.	
	<b>Housing Guiding Principle 1.6</b> Assess and amend County ordinances, standards, practices and procedures considered necessary to	

	carry out the County’s essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas.	
	<b>Housing Policy 2.14</b> Create and maintain a matrix of Infrastructure Development Priorities for Disadvantaged Unincorporated Communities in Tulare County thorough analysis and investigation of public infrastructure needs and deficits, pursuant to Action Program 9.	
	<b>Housing Guiding Principle 2.2</b> Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.	
	<b>Housing Policy 2.21</b> Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.	
	<b>Housing Guiding Principle 3.1</b> Encourage “smart growth” designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.	
	<b>Housing Policy 3.11</b> Support and coordinate with local economic development programs to encourage a “jobs to housing balance” throughout the unincorporated area.	
<b>Conservation Policies</b>	<b>AG-1.1 Primary Land Use</b> The County shall maintain agriculture as the primary land use in the valley region of the County, not only in recognition of the economic importance of agriculture, but also in terms of agriculture’s real contribution to the conservation of open space and natural resources.	
	<b>AG-1.4 Williamson Act in UDBs and HDBs</b> The County shall support non-renewal or cancellation processes that meet State law for lands within UDBs and HDBs.	
	<b>AG-1.5 Substandard Williamson Act Parcels</b> The County may work to remove parcels that are less than 10 acres in Prime Farmland and less than 40 Acres in Non-Prime Farmland from Williamson Act Contracts (Williamson Act key term for Prime/Non-Prime).	
	<b>AG-1.6 Conservation Easements</b> The County shall consider developing an Agricultural Conservation Easement Program (ACEP) to help protect and preserve agricultural lands (including “Important Farmlands”), as	

	<p>defined in this Element. This program may require payment of an in-lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism as a condition of approval for conservation of important agricultural land to non-agricultural use. If available, the ACEP shall be used for replacement lands determined to be of statewide significance (Prime or other Important Farmlands), or sensitive and necessary for the preservation of agricultural land, including land that may be a part of a community separator as part of a comprehensive program to establish community separators. The in-lieu fee or other conservation mechanism shall recognize the importance of land value and shall require equivalent mitigation.</p>	
	<p><b>AG-1.7 Preservation of Agricultural Lands</b>  The County shall promote the preservation of its agricultural economic base and open space resources through the implementation of resource management programs such as the Williamson Act, Rural Valley Lands Plan, Foothill Growth Management Plan or similar types of strategies and the identification of growth boundaries for all urban areas located in the County.</p>	
	<p><b>AG-1.8 Agricultural within Urban Development Boundary</b>  The County shall not approve applications for preserves or regular Williamson Act contracts on lands located within a UDB and/or HDB unless it is demonstrated that the restriction of such land will not detrimentally affect the growth of the community involved for the succeeding 10 years, that the property in question has special public values for open space, conservation, other comparable uses, or that the contract is consistent with the publicly desirable future use and control of the land in question. If proposed within a UDB of an incorporated city, the County shall give written notice to the affected city pursuant to Government Code §51233.</p>	
	<p><b>AG-1.10 Extension of Infrastructure into Agricultural Areas</b>  The County shall oppose extension of urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation. Where necessary to address a public health issue, services should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses.</p>	

	<p><b>AG-1.11 Agricultural Buffers</b></p> <p>The County shall examine the feasibility of employing agricultural buffers between agricultural and non-agricultural uses, and along the edges of UDBs and HDBs. Considering factors include the type of operation and chemicals used for spraying, building orientation, planting of trees for screening, location of existing and future rights-of-way (roads, railroads, canals, power lines, etc.), and unique site conditions.</p>	
	<p>The County shall allow agriculturally-related uses, including value-added processing facilities by discretionary approvals in areas designated Valley or Foothill Agriculture, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;</li> <li>• The use shall not be sited on productive agricultural lands if less productive land is available in the vicinity;</li> <li>• The operational or physical characteristics of the use shall not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least one-quarter (1/4) mile radius;</li> <li>• A probable workforce should be located nearby or be readily available; and</li> <li>• For proposed value-added agricultural processing facilities, the evaluation under criterion “1” above shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.</li> </ul>	
	<p><b>AG-1.16 Schools in Agricultural Zones</b></p> <p>The County shall discourage the location of new schools in areas designated for agriculture, unless the School District agrees to the construction and maintenance of all necessary infrastructure impacted by the project.</p>	
	<p><b>AG-2.6 Biotechnology and Biofuels</b></p> <p>The County shall encourage the location of industrial and research oriented businesses specializing in biotechnologies and biofuels that can enhance agricultural productivity, enhance food processing activities in the County, provide for new agriculturally-related products and markets, or otherwise enhance the agricultural sector in the County.</p>	



	<p><b>LU-7.12 Historic Buildings and Areas</b></p> <p>The County shall encourage preservation of buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Landscaping, original roadways, sidewalks, and other public realm features of historic buildings or neighborhoods shall be restored or repaired where ever feasible.</p>	
	<p><b>LU-7.13 Preservation of Historical Buildings</b></p> <p>The County shall encourage and support efforts by local preservation groups to identify and rehabilitate historically significant buildings.</p>	
	<p><b>LU-7.14 Contextual and Compatible Design</b></p> <p>The County shall ensure that new development respects Tulare County's heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.</p>	
	<p><b>LU-7.15 Energy Conservation</b></p> <p>The County shall encourage the use of solar power and energy conservation building techniques in all new development</p>	
	<p><b>LU-7.16 Water Conservation</b></p> <p>The County shall encourage the inclusion of "extra-ordinary" water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development.</p>	
	<p><b>Housing Guiding Principle 4.1</b></p> <p>Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation</p>	
	<p><b>Housing Policy 4.13</b></p> <p>Promote energy efficiency and water conservation.</p>	
	<p><b>Housing Policy 4.21</b></p> <p>Promote energy conservation opportunities in new residential development.</p>	
	<p><b>Housing Policy 5.24</b></p> <p>Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.</p>	
	<p><b>ERM-1.1 Protection of Rare and Endangered Species</b></p> <p>The County shall ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government, through compatible land use development.</p>	

	<p><b>ERM-1.2 Development in Environmentally Sensitive Areas</b></p> <p>The County shall limit or modify proposed development within areas that contain sensitive habitat for special status species and direct development into less significant habitat areas. Development in natural habitats shall be controlled so as to minimize erosion and maximize beneficial vegetative growth.</p>	
	<p><b>ERM-1.3 Encourage Cluster Development</b></p> <p>When reviewing development proposals, the County shall encourage cluster development in areas with moderate to high potential for sensitive habitat.</p>	
	<p><b>ERM-1.4 Protect Riparian Areas</b></p> <p>The County shall protect riparian areas through habitat preservation, designation as open space or recreational land uses, bank stabilization, and development controls.</p>	
	<p><b>ERM-1.5 Riparian Management Plans and Mining Reclamation Plans</b></p> <p>The County shall require mining reclamation plans and other management plans to include measures that protect, maintain, and restore riparian resources and habitats.</p>	
	<p><b>ERM-1.6 Management of Wetlands</b></p> <p>The County shall support the preservation and management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.</p>	
	<p><b>ERM-1.8 Open Space Buffers</b></p> <p>The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state.</p>	
	<p><b>ERM-1.12 Management of Oak Woodland Communities</b></p> <p>The County shall support the conservation and management of oak woodland communities and their habitats.</p>	
	<p><b>ERM-2.1 Conserve Mineral Deposits</b></p> <p>The County will encourage the conservation of identified and/or potential mineral deposits, recognizing the need for identifying, permitting, and maintaining a 50-year supply of locally available PCC grade aggregate.</p>	
	<p><b>ERM-2.2 Recognize Mineral Deposits</b></p> <p>The County will recognize as a part of the General Plan those areas of identified and/or potential mineral deposits</p>	

	<b>ERM-3.2 Limited Mining in Urban Areas</b> Within the County UDBs and HDBs, new commercial mining operations should be limited due to environmental and compatibility concerns.	
	<b>ERM-4.1 Energy Conservation and Efficiency Measures</b> The County shall encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with State law.	
	<b>ERM-4.2 Streetscape and Parking Area Improvements for Energy Conservation</b> The County shall promote the planting and maintenance of shade trees along streets and within parking areas of new urban development to reduce radiation heating.	
	<b>ERM-7.1 Soil Conservation</b> The County of Tulare shall establish the proper controls and ordinances for soil conservation.	
	<b>WR-1.4 Conversion of Agricultural Water Resources</b> For new urban development, the County shall discourage the transfer of water used for agricultural purposes (within the prior ten years) for domestic consumption except in the following circumstances: <ul style="list-style-type: none"> <li>• The water remaining for the agricultural operation is sufficient to maintain the land as an economically viable agricultural use,</li> <li>• The reduction in infiltration from agricultural activities as a source of groundwater recharge will not significantly impact the groundwater basin.</li> </ul>	
	<b>WR-1.5 Expand Use of Reclaimed Wastewater</b> To augment groundwater supplies and to conserve potable water for domestic purposes, the County shall seek opportunities to expand groundwater recharge efforts	
	<b>WR-1.6 Expand Use of Reclaimed Water</b> The County shall encourage the use of tertiary treated wastewater and household gray water for irrigation of agricultural lands, recreation and open space areas, and large landscaped areas as a means of reducing demand for groundwater resources.	
	<b>WR-3.3 Adequate Water Availability</b> The County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must submit a Will-Serve letter as part of the application process, and provide evidence of adequate and sustainable	

	water availability prior to approval of the tentative map or other urban development entitlement.	
	<b>HS-9.2 Walkable Communities</b> The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities	
	<b>PF-1.4 Available Infrastructure</b> The County shall encourage urban development to locate in existing UDBs and HDBs where infrastructure is available or may be established in conjunction with development. The County shall ensure that development does not occur unless adequate infrastructure is available, that sufficient water supplies are available or can be made available, and that there are adequate provisions for long term management and maintenance of infrastructure and identified water supplies.	
<b>Open Space Policies</b>	<b>LU-2.3 Open Space Character</b> The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.	
	<b>SL-1.3 Watercourses</b> The County shall protect visual access to, and the character of, Tulare County's scenic rivers, lakes, and irrigation canals by: <ul style="list-style-type: none"> <li>Locating and designing new development to minimize visual impacts and obstruction of views of scenic watercourses from public lands and right-of-ways, and</li> </ul> Maintaining the rural and natural character of landscape viewed from trails and watercourses used for public recreation.	
	<b>ERM-5.1 Parks as Community Focal Points</b> The County shall strengthen the role of County parks as community focal points by providing community center/recreation buildings to new and existing parks, where feasible.	

	<p><b>ERM-5.2 Park Amenities</b></p> <p>The County shall provide a broad range of active and passive recreational opportunities within community parks. When possible, this should include active sports fields and facilities, community center/recreation buildings, children's play areas, multi-use areas and trails, sitting areas, and other specialized uses as appropriate.</p>	
	<p><b>ERM-5.3 Park Dedication Requirements</b></p> <p>The County shall require the dedication of land and/or payment of fees, in accordance with local authority and State law (for example the Quimby Act), to ensure funding for the acquisition and development of public recreation facilities.</p>	
	<p><b>ERM-5.5 Collocated Facilities</b></p> <p>The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible.</p>	
	<p><b>ERM-5.6 Location and Size Criteria for Parks</b></p> <p>Park types used in Tulare County are defined as follows:</p> <ul style="list-style-type: none"> <li>• <b>Neighborhood Play Lots (Pocket Parks).</b> The smallest park type, these are typically included as part of a new development to serve the neighborhood in which they are contained. Typical size is one acre or less. If a park of this type is not accessible to the general public, it cannot be counted towards the park dedication requirements of the County. Pocket Parks can be found in communities, hamlets, and other unincorporated areas.</li> <li>• <b>Neighborhood Parks.</b> Neighborhood parks typically contain a tot lot and playground for 2-5 year olds and 5-12 year olds, respectively, one basketball court or two half-courts, baseball field(s), an open grassy area for informal sports activities (for example, soccer), and meandering concrete paths that contain low-level lighting for walking or jogging. In addition, neighborhood parks typically have picnic tables and a small group picnic shelter. These park types are typically in the range of 2 to 15 acres and serve an area within a ½ mile radius. Neighborhood parks can be found in communities, hamlets, and other unincorporated areas.</li> <li>• <b>Community Parks.</b> Community parks are designed to serve the needs of the community as a whole. These facilities can contain the same facilities as the neighborhood park. In addition, these parks can contain sports facilities with night lighting, community</li> </ul>	

	<p>centers, swimming pools, and facilities of special interest to the community. These parks are typically 15 to 40 acres in size and serve an area within a 2 mile radius. Community parks can be found in communities, planned community areas, and large hamlets.</p> <ul style="list-style-type: none"> <li>• <b>Regional Parks.</b> Regional parks are facilities designed to address the needs of the County as a whole. These facilities may have an active recreation component (play area, group picnic area, etc.), but the majority of their area is maintained for passive recreation (such as hiking or horseback riding), and natural resource enjoyment. Regional parks are typically over 200 acres in size, but smaller facilities may be appropriate for specific sites of regional interest.</li> </ul>	
	<p>The following guidelines should be observed in creating and locating County parks:</p> <ul style="list-style-type: none"> <li>• The County shall strive to maintain an overall standard of five or more acres of County-owned improved parkland per 1,000 population in the unincorporated portions of the County,</li> <li>• Neighborhood play lots (pocket parks) are encouraged as part of new subdivision applications as a project amenity, but are not included in the calculation of dedication requirements for the project,</li> <li>• Neighborhood parks at three acres per 1,000 population, if adjoining an elementary school and six acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 3; Pg. 101],</li> <li>• Community parks at one-acre per 1,000 population if adjoining a high school and two acres per 1,000 population if separate [ERME IV-C; Open Space; Policy 4; Pg. 101],</li> <li>• Regional parks at one-acre per 1,000 population,</li> <li>• Only public park facilities shall be counted toward Countywide parkland standards, and</li> <li>• A quarter mile walking radius is the goal for neighborhood parks.</li> </ul>	
	<p><b>ERM-5.12 Meet Changing Recreational Needs</b> The County shall promote the continued and expanded use of national and State forests, parks, and other recreational areas to meet the recreational needs of County residents.</p>	
	<p><b>ERM-5.13 Funding for Recreational Areas and Facilities</b> The County shall support the continued maintenance and improvement of existing recreational facilities and expansion of new</p>	

	recreational facilities opportunities for County, State, and Federal lands. The County shall strive to obtain adequate funding to improve and maintain existing parks, as well as construct new facilities.	
	<b>ERM-5.15 Open Space Preservation</b> The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, discouraging conversion of lands currently used for agricultural production, limiting development in areas constrained by natural hazards, and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production.	
	<b>HS-9.1 Healthy Communities</b> To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high-quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities.	
Other	<b>ERM-6.3 Alteration of Sites with Identified Cultural Resources</b> When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development should be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.	
	<b>WR-3.9 Establish Critical Water Supply Areas</b> The County shall designate Critical Water Supply Areas to include the specific areas used by a municipality or community for its water supply system, areas critical to groundwater recharge, and other areas possessing a vital role in the management of the water resources in the County.	
	<b>PFS-6.1 Telecommunications Services</b> The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.	
	<b>PFS-8.4 Library Facilities and Services</b> The County shall encourage expansion of library facilities and services as necessary to meet the	

	needs (e.g., internet access, meeting rooms, etc.) of future population growth.	
	<p><b>PFS-8.5 Government Facilities in Community Centers</b></p> <p>The County shall actively support development and expansion of federal, State, County, districts, and other governmental offices and facilities where infrastructure exists within community core areas.</p>	
	<p><b>PFS-9.1 Expansion of Gas and Electricity Facilities</b></p> <p>The County shall coordinate with gas and electricity service providers to plan the expansion of gas and electrical facilities to meet the future needs of County residents</p>	
<b>Health and Safety Element</b>	<p><b>HS-1.4 Building and Codes</b></p> <p>Except as otherwise allowed by State law, the County shall ensure that all new buildings intended for human habitation are designed in compliance with the latest edition of the California Building Code, California Fire Code, and other adopted standards based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).</p>	
	<p><b>HS-1.5 Hazard Awareness and Public Education</b></p> <p>The County shall continue to promote awareness and education among residents regarding possible natural hazards, including soil conditions, earthquakes, flooding, fire hazards, and emergency procedures.</p>	
	<p><b>HS-1.6 Public Safety Programs</b></p> <p>The County shall promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other public education efforts.</p>	
	<p><b>HS-1.7 Safe Housing and Structures</b></p> <p>The County shall continue to seek grant funding for the rehabilitation of deteriorated and dilapidated structures and provide available information regarding housing programs and other public services.</p>	
	<p><b>HS-1.9 Emergency Access</b></p> <p>The County shall require, where feasible, road networks (public and private) to provide for safe and ready access for emergency equipment and provide alternate routes for evacuation.</p>	
	<p><b>HS-1.10 Emergency Services Near Assisted Living Housing</b></p> <p>In approving new facilities, such as nursing homes, housing for the elderly and other housing for the mentally and physically infirm, to the extent possible, the County shall ensure that such facilities are located within reasonable distance of fire and law enforcement stations.</p>	



	<p><b>HS-4.3 Incompatible Land Uses</b> The County shall prevent incompatible land uses near properties that produce or store hazardous waste.</p>	
	<p><b>HS-4.4 Contamination Prevention</b> The County shall review new development proposals to protect soils, air quality, surface water, and groundwater from hazardous materials contamination.</p>	
	<p><b>HS-4.5 Increase Public Awareness</b> The County shall work to educate the public about household hazardous waste and the proper method of disposal.</p>	
	<p><b>HS-4.6 Pesticide Control</b> The County shall monitor studies of pesticide use and the effects of pesticide on residents and wildlife and require mitigation of the effects wherever feasible and appropriate.</p>	
	<p><b>HS-4.8 Hazardous Materials Studies</b> The County shall ensure that the proponents of new development projects address hazardous materials concerns through the preparation of Phase I or Phase II hazardous materials studies for each identified site as part of the design phase for each project. Recommendations required to satisfy federal or State cleanup standards outlined in the studies will be implemented as part of the construction phase for each project.</p>	
	<p><b>HS-5.1 Development Compliance with Federal, State, and Local Regulations</b> The County shall ensure that all development within the designated floodway or floodplain zones conforms with FEMA regulations and the Tulare County Flood Damage Prevention Ordinance.</p> <p>New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.</p>	
	<p><b>HS-5.2 Development in Floodplain Zones</b> The County shall regulate development in the 100-year floodplain zones as designated on maps prepared by FEMA in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Critical facilities (those facilities which should be open and accessible during emergencies) shall not be permitted.</li> <li>• Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible.</li> <li>• New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures,</li> </ul>	

	infrastructure, and ensure safe access and evacuation during flood conditions.	
	<b>HS-9.1 Healthy Communities</b> To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high-quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities.	
	<b>HS-9.2 Walkable Communities</b> The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities.	
Noise Policies	<b>HS-8.5 State Noise Standards</b> The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level.	
	<b>HS-8.6 Noise Level Criteria</b> The County shall ensure noise level criteria applied to land uses other than residential or other noise-sensitive uses are consistent with the recommendations of the California Office of Noise Control (CONC).	
	<b>HS-8.7 Inside Noise</b> The County shall ensure that in instances where the windows and doors must remain closed to achieve the required inside acoustical isolation, mechanical ventilation or air conditioning is provided.	
	<b>HS-8.8 Adjacent Uses</b> The County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County.	
	<b>HS-8.9 County Equipment</b> The County shall strive to purchase equipment that complies with noise level performance standards set	

	forth in the Health and Safety Element.	
	<b>HS-8.10 Automobile Noise Enforcement</b> The County shall encourage the CHP, Sheriff's office, and local police departments to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers, modified exhaust systems, and other amplified noise.	
	<b>HS-8.11 Peak Noise Generators</b> The County shall limit noise generating activities, such as construction, to hours of normal business operation (7 a.m. to 7 p.m.). No peak noise generating activities shall be allowed to occur outside of normal business hours without County approval.	
	<b>HS-8.14 Sound Attenuation Features</b> The County shall require sound attenuation features such as walls, berming, heavy landscaping, between commercial, industrial, and residential uses to reduce noise and vibration impacts.	
	<b>HS-8.15 Noise Buffering</b> The County shall require noise buffering or insulation in new development along major streets, highways, and railroad tracks.	
Safety Policies	<b>HS-1.1 Maintain Emergency Public Services</b> The County shall ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.	
	<b>HS-1.9 Emergency Access</b> The County shall require, where feasible, road networks (public and private) to provide for safe and ready access for emergency equipment and provide alternate routes for evacuation.	
	<b>HS-1.10 Emergency Services Near Assisted Living Housing</b> In approving new facilities, such as nursing homes, housing for the elderly and other housing for the mentally and physically infirm, to the extent possible, the County shall ensure that such facilities are located within reasonable distance of fire and law enforcement stations.	
	<b>HS-5.2 Development in Floodplain Zones</b> The County shall regulate development in the 100-year floodplain zones as designated on maps prepared by FEMA in accordance with the following: <ol style="list-style-type: none"> <li>1. Critical facilities (those facilities which should be open and accessible during emergencies) shall not be permitted.</li> <li>2. Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible.</li> </ol>	

	3. New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, infrastructure, and ensure safe access and evacuation during flood conditions.	
	<b>HS-5.8 Road Location</b> The County shall plan and site new roads to minimize disturbances to banks and existing channels and avoid excessive cuts and accumulations of waste soil and vegetative debris near natural drainage ways.	
	<b>HS-5.9 Floodplain Development Restrictions</b> The County shall ensure that riparian areas and drainage areas within 100-year floodplains are free from development that may adversely impact floodway capacity or characteristics of natural/riparian areas or natural groundwater recharge areas.	
	<b>HS-5.10 Flood Control Design</b> The County shall evaluate flood control projects involving further channeling, straightening, or lining of waterways until alternative multipurpose modes of treatment, such as wider berms and landscaped levees, in combination with recreation amenities, are studied.	
	<b>HS-5.11 Natural Design</b> The County shall encourage flood control designs that respect natural curves and vegetation of natural waterways while retaining dynamic flow and functional integrity.	
	<b>HS-7.4 Upgrading for Streets and Highways</b> The County shall evaluate and upgrade vital streets and highways to an acceptable level for emergency services.	
	<b>PFS-7.1 Fire Protection</b> The County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service.	
	<b>PFS-7.6 Provision of Station Facilities and Equipment</b> The County shall strive to provide sheriff and fire station facilities, equipment (engines and other apparatus), and staffing necessary to maintain the County's service goals. The County shall continue to cooperate with mutual aid providers to provide coverage throughout the County.	
	<b>PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations</b> The County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.	

	<p><b>PFS-7.12 Design Features for Crime Prevention and Reduction</b></p> <p>The County shall promote the use of building and site design features as means for crime prevention and reduction.</p>	
	<p><b>PFS-8.3 Location of School Sites</b></p> <p>The County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school.</p>	
	<p><b>HS-7.8 Tulare County Multi-Jurisdiction Hazard Mitigation Plan</b></p> <p>The County incorporates the adopted Tulare County Multi-Jurisdiction Hazard Mitigation Plan into the Tulare County General Plan Health and Safety Element. The plan provides guidance and insight into the hazards that exist in Tulare County and suggests possible mitigation projects. The plan should be consulted when addressing known hazards to ensure the general health and safety of Tulare County residents.</p>	
	<p><b>HS-7.9 Climate Adaptation and Resiliency</b></p> <p>The County incorporates the Climate Adaptation and Resiliency strategies identified in California Government Code 65302 (g)(4) as adopted in the Tulare County Multi-Jurisdiction Hazard Mitigation Plan and Tulare County Climate Action Plan into the Tulare County General Plan Health and Safety Element.</p>	
	<p><b>HS-7.3 Maintain Emergency Evacuation Plans</b></p> <p>The County shall continue to create, revise, and maintain emergency plan for the broad range of natural and human-made disasters and response activities that could foreseeably impact Tulare County. This shall include, but not be limited to, flooding, dam failure, extreme weather, evacuation/transportation, mass care and shelter, and animal evacuation and sheltering. Emergency Planning projects shall be in line with the County's Strategic Plan and Emergency Operations Plan, and incorporate current guidance and initiatives from State and Federal Emergency Management Agencies.</p>	
	<p><b>HS-7.4 Upgrading for Streets and Highways</b></p> <p>The County shall evaluate and upgrade vital streets and highways to an acceptable level for emergency services.</p>	
	<p><b>HS-7.5 Emergency Centers</b></p> <p>The County shall require emergency backup systems to enable uninterrupted continuous operations as required by the California Essential Facilities Act.</p>	

	<p><b>HS-7.6 Search and Rescue</b></p> <p>The County should continue to provide search and rescue operation capabilities for the Tulare County Sheriff's Department in mountainous areas, including those areas on the eastern side of the Sierra Nevada that are not served by all-weather roads.</p>	
	<p><b>HS-7.7 Joint Exercises</b></p> <p>The County shall encourage fire, law enforcement, emergency medical services, resource management, public health, and other governmental and non-governmental response partners to periodically conduct joint training exercises with the goal of developing the best possible coordinated action in the event of a natural or human-made disaster across all local jurisdictions.</p>	
	<p><b>HS-6.25 Emergency Response Barriers</b></p> <p>The County shall support the identification of vital access routes that if removed would prevent fire fighter access (bridges, dams, etc.) as included in the Multi-Jurisdictional Local Hazard Mitigation Plan to address emergency access planning for these areas.</p>	
	<p><b>HS-7.1 Coordinate Emergency Response Services with Government Agencies</b></p> <p>The County shall coordinate emergency response with local, State, and Federal governmental agencies, community organizations, volunteer agencies, and other response partners during emergencies or disasters utilizing SEMS and NIMS. Urban and Wildland Fire Hazards</p>	
	<p><b>HS-6.1 New Building Fire Hazards</b></p> <p>The County shall ensure that all building permits in urban areas, as well as areas with potential for wildland fires, are reviewed by the County Fire Chief. The following minimum requirements should be met to review developments or uses within areas of varying fire hazards:</p> <ul style="list-style-type: none"> <li>a. Very High Hazard – Extreme caution should be used in allowing development, particularly critical facilities.</li> <li>b. High Hazard – Strict compliance with existing State statutes and local ordinances should provide adequate fire protection.</li> <li>c. Moderate Hazard – Development should be allowed, with recommendations for mitigation of hazard by Fire Warden.</li> </ul>	
	<p><b>HS-6.2 Development in Fire Hazard Zones</b></p> <p>The County shall ensure that development in very high or high fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable State and County fire standards. This shall include promoting the use of fire-resistant materials designed to reduce fire vulnerability within high or very high fire hazard areas through use of Article 86-A of the</p>	

	<p>2001 California Fire Code, SRA Fire Safe Regulations, and other nationally recognized standards, as may be updated periodically. Special consideration shall be given to the use of fire-resistant materials and fire-resistant construction in the underside of eaves, balconies, unenclosed roofs and floors, and other similar horizontal surfaces in areas with steep slopes. Ensure new development proposals contain specific fire protection plans, actions, and codes for fire engineering features for structures in Very High Fire Hazard Safety Zones including automatic sprinklers as required by applicable codes.</p>	
	<p><b>HS-6.3 Consultation with Fire Service Districts</b> The County shall consult the appropriate fire service district in areas identified as subject to high and very high fire hazard, for particular regulations or design requirements prior to issuance of a building permit or approval of subdivisions.</p>	
	<p><b>HS-6.4 Encourage Cluster Development</b> The County shall encourage cluster developments in areas identified as subject to high or very high fire hazard, to provide for more localized and effective fire protection measures such as consolidations of fuel build-up abatement, firebreak maintenance, firefighting equipment access, and water service provision.</p>	
	<p><b>HS-6.5 Fire Risk Recommendations</b> The County shall encourage the County Fire Chief to make recommendations to property owners regarding hazards associated with the use of materials, types of structures, location of structures and subdivisions, road widths, location of fire hydrants, water supply, and other important considerations regarding fire hazard that may be technically feasible but not included in present ordinances or policies.</p>	
	<p><b>HS-6.6 Wildland Fire Management Plans</b> The County shall require the development of wildland fire management plans for projects adjoining significant areas of open space that may have high fuel loads.</p>	
	<p><b>HS-6.7 Water Supply System</b> The County shall require that water supply systems be adequate to serve the size and configuration of land developments, including satisfying fire flow requirements. Standards as set forth in the subdivision ordinance shall be maintained and improved as necessary.</p>	
	<p><b>HS-6.8 Private Water Supply</b> The County shall require separately developed dwellings with individual private water supply to provide an acceptable guaranteed minimum supply of water for fire safety, in addition to the amount required for domestic needs.</p>	

	<p><b>HS-6.9 Fuel Modification Programs</b></p> <p>The County shall actively support fuel modification and reduction programs on public and private lands throughout the County, including vacant residential lots and greenbelts and, with the relevant partners, on adjacent private wildlands or federal lands with fire hazards that threaten the entity's jurisdiction as feasible and appropriate.</p>	
	<p><b>HS-6.10 Fuel Breaks</b></p> <p>In the Foothill and Mountain Plan Areas, the County shall require fuel breaks of at least 100 feet around structures that are in a wildland fire area to limit the risk of fires and property loss. Secondary fuel breaks up to 200 feet in width shall be required when the County Fire Chief finds that additional precautions are necessary.</p>	
	<p><b>HS-6.11 Fire Buffers</b></p> <p>The County shall strive to maintain fire buffers along heavily traveled roads within high and very high hazard zones by thinning, diskings, or controlled burning. Parks, golf courses, utility corridors, roads, and open space areas shall be encouraged to locate so they serve a secondary function as a fuel break.</p>	
	<p><b>HS-6.12 Weed Abatement</b></p> <p>The County shall continue to encourage weed abatement programs throughout the County in order to promote fire safety.</p>	
	<p><b>HS-6.13 Restoration of Disturbed Land</b></p> <p>The County shall support the restoration of disturbed lands resulting from wildfires.</p>	
	<p><b>HS-6.14 Coordination with Cities</b></p> <p>The County shall coordinate with cities to develop cohesive fire safety plans with overlapping coverage.</p>	
	<p><b>HS-6.15 Coordination of Fuel Hazards on Public Lands</b></p> <p>The County shall work with local and Federal agencies to support efforts to reduce fuel related hazards on public lands.</p>	
	<p><b>HS-6.16 Consideration of Diverse Occupancies and their effects on Wildfire Protection</b></p> <p>The County shall strive to ensure risks to uniquely occupied structures, such as seasonally occupied homes, multiple dwelling structures, or other structures with unique occupancy characteristics, are considered for appropriate and unique wildfire protection needs.</p>	
	<p><b>HS-6.17 Integration of Open Space into Fire Safety Effectiveness</b></p> <p>The County shall strive to address the facilitation of safe fire suppression tactics, standards for adequate access for firefighting, fire mitigation planning with agencies/private landowners managing open space adjacent to the County jurisdictional area, water</p>	



	sources for fire suppression, and other fire prevention and suppression needs.	
	<p><b>HS-6.18 Mitigation for unique pest, disease and other forest health issues leading to hazardous situations</b></p> <p>The County shall strive to address unique pest, disease, exotic species and other forest health issues in open space areas for purposes of reducing fire hazard and supporting ecological integrity.</p>	
	<p><b>HS-6.19 Wildfire Risk Reduction related to Climate Change</b></p> <p>The County shall strive to reduce the wildfire risk as it relates to climate change, such as the drought and it's relation to tree mortality by implementing the Tree Mortality Removal Plan.</p>	
	<p><b>HS-6.20 Fire Suppression Defense Zones</b></p> <p>The County shall support the creation of wildfire defense zones for emergency services, including fuel breaks or other staging areas where WUI firefighting tactics could be most effectively deployed as appropriate consistent with the strategies identified in the Multi- Jurisdictional Local Hazard Mitigation Plan.</p>	
	<p><b>HS-6.21 Redevelopment of Structures in High and Very Hazardous Areas</b></p> <p>In High and Very hazardous areas, the County shall strive to ensure that the redevelopment of structures utilize state of the art fire resistant building and development standards to improve past 'substandard' fire safe conditions as feasible and appropriate according to applicable codes.</p>	
	<p><b>HS-6.22 Long Term Maintenance of Fire Hazard Reduction Mitigation Projects</b></p> <p>Consistent with the Multi-Jurisdictional Local Hazard Mitigation Plan, the County shall support maintenance of the post-fire-recovery projects, activities, or infrastructure as feasible and appropriate.</p>	
	<p><b>HS-6.23 Reassessment of Fire Hazards Following Wildfire Events</b></p> <p>The County shall strive as reasonable and appropriate to adjust fire prevention and suppression needs for both short and long term fire protection in the reassessment of fire hazards following wildfire events.</p>	
	<p><b>HS-6.24 Consideration of Wildlife Habitat/Endangered Species in Developing Long Term Fire Area Recovery and Protection Plans</b></p> <p>The County shall consider wildlife habitat/endangered species in developing long term fire area recovery and protection plans, including environmental protection agreements such as natural community conservation plans.</p>	



