

TABLE OF CONTENTS

City of Tulare General Plan Update Draft Environmental Impact Report

	<u>Page</u>
Executive Summary	ES-1
Introduction	ES-1
Intended use of the EIR/Purpose of this EIR	ES-1
Location	ES-2
Project Description	ES-2
Summary of Draft General Plan Alternatives	ES-6
Reader's Guide to the Draft EIR	ES-7
Summary of Environmental Impacts and Mitigation Measures	ES-10
1. Introduction and Reader's Guide to the EIR	1-1
1.1 Purpose and Use of the EIR	1-1
1.2 Type of EIR	1-2
1.3 EIR Process	1-3
1.4 Reader's Guide to the Draft EIR	1-10
1.5 EIR Preparation	1-15
2. Project Description	2-1
2.1 Introduction	2-1
2.2 Project Setting	2-1
2.3 Project Description	2-1
3. Land Use, Agriculture and Aesthetics	3-1
3.1 Introduction	3-1
3.2 Land Use	3-1
3.3 Agriculture	3-26
3.4 Aesthetics	3-35
4. Public Services and Utilities	4-1
4.1 Introduction	4-1
4.2 Water Supply and Delivery	4-1
4.3 Wastewater	4-12
4.4 Stormwater	4-22
4.5 Solid Waste	4-28
4.6 Fire Protection and Law Enforcement	4-32
4.7 Community Facilities	4-40
4.8 Gas and Electric Services	4-46
4.9 Communications Systems	4-49

	<u>Page</u>
5. Transportation and Circulation	5-1
6. Air Quality and Global Climate Change	6-1
6.1 Air Quality	6-1
6.2 Climate Change	6-24
7. Noise	7-1
8. Hydrology and Water Quality	8-1
8.1 Introduction	8-1
8.2 Flood Hazards	8-1
8.3 Water Quality	8-11
9. Biological Resources	9-1
10. Mineral Resources and Geology	10-1
10.1 Mineral Resources	10-1
10.2 Geology	10-6
11. Cultural Resources	11-1
12. Health and Safety	12-1
12.1 Airport Hazards	12-1
12.2 Hazardous Materials	12-4
12.3 Urban and Wildland Fire Hazards	12-18
12.4 Emergency Operations Plan	12-22
13. Alternatives to the Proposed Project	13-1
13.1 Overview	13-1
13.2 Factors Considered In Selection of Alternatives	13-2
13.3 Alternatives Selected for Further Consideration	13-3
13.4 Environmentally Superior Alternative	13-38
14. Additional Statutory Considerations	14-1
14.1 Growth Inducing Effects of the Proposed Project	14-1
14.2 Summary of Cumulative Impacts	14-2
14.3 Significant Unavoidable Adverse Impacts which could not be avoided if the Project was Implemented	14-10
14.4 Significant Irreversible Environmental Changes which would Result from the Proposed Action should it be Implemented	14-15
15. Report Preparation	15-1
16. References	16-1

Page**Appendices**

A. Notice of Preparation and Comment Letters	A-1
B. General Plan Goals and Policies Report	B-1
C. Urban Water Management Plan	C-1
D. Traffic Analysis	D-1
E. Air Quality Analysis	E-1
F. Potentially Affected Listed and Proposed Species	F-1

List of Figures

2-1 Regional Setting	2-2
2-2 Draft Land Use Diagram	2-6
3-1 Important Farmland	3-27
3-2 Williamson Act Lands	3-28
5-1 City of Tulare Bicycle Plan Proposed Network	5-24
8-1 Floodplain Within the Planning Area	8-4
9-1 Habitats Within the Planning Area	9-6
10-1 Regional Fault Map	10-13

List of Tables

ES-1 Summary of Impacts and Mitigation Measures	ES-11
1-1 Status of City of Tulare 2030 General Plan Update EIR	1-3
1-2 Summary of Key issues from Comments Received during the Public Review Period	1-4
1-3 Required Environmental Impact Report Contents and Organization	1-12
1-4 Summary of Environmental Criteria for Aesthetics	1-13
2-1 Key General Plan Themes	2-3
2-2 Designated Land Uses Proposed under the General Plan	2-4
2-3 Sections of the Goals and Policies Report	2-7
3-1 Existing Land Use City of Tulare Planning Area	3-1
3-2 1993 General Plan Land Use Densities	3-4
3-3 General Plan Designations, 1993 City of Tulare Planning Area	3-5
3-4 1993 General Plan Designations, Inside City of Tulare City Limits	3-6
3-5 Del Lago Specific Plan Land Use/Population 2005 Del Lago Specific Plan Area	3-7
3-6 Zoning Summary City of Tulare	3-9
3-7 Existing General Plan and Proposed Project Land Use Comparison	3-19
3-8 Other Key City, County, and Regional Agencies with Relevant Plans, Policies, and Reports	3-23
3-9 Current and Projected Important Farmland Land Use	3-26
3-10 Current and Projected Williamson Act Land Use	3-26
4-1 Water Supply Sources and Amounts Available During Normal Years (AFY)	4-9
4-2 Estimated Future Water Use (AFY), 2005-2030	4-10
4-3 Projected Water Status (AFY), 2010-2030	4-10
4-4 Current and Projected Wastewater Treatment Facility Capacity (MGD)	4-17
5-1 Level of Service Criteria for Roadway Segments	5-3
5-2 Existing and Future Roadway Segment Levels-of-Service	5-4
5-3 Projected Los Impact to Project Area Roadways	5-17

	<u>Page</u>
5-4 Projected Los Impact to State Highways	5-19
6-1 Air Quality Monitoring Data (2004 - 2006) Number of Days above the State and National Standard	6-1
6-2 City of Tulare Attainment Status	6-2
6-3 Operational Emissions (tons per year)	6-9
6-4 Recommended AB32 Greenhouse Gas Measures to be Initiated by CARB between 2007 and 2012	6-26
7-1 Noise Levels Generated by Typical Construction Equipment	7-4
7-2 Existing and Projected PM Peak-Hour Traffic Noise Levels along Roadways in the Project Vicinity	7-6
12-1 Tulare Elementary School District	12-5
12-2 Joint Union High School District	12-6
13-1 Summary of the Alternatives Ability to Meet the Project Objectives	13-4
13-2 Summary of Alternatives (Comparison of Impacts with Proposed Project Level of Significance)	13-6
14-1 Current Projects	14-4