
PRELIMINARY PLAN

Terra Bella / Ducor Redevelopment Plan Project Area

Prepared By

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In Cooperation With The

TULARE COUNTY REDEVELOPMENT AGENCY

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Terra Bella / Ducor Redevelopment Plan Project Area

I. INTRODUCTION

The purpose of this Preliminary Plan is to provide direction for the Tulare County Redevelopment Agency in the implementation of methods and procedures to satisfy the needs of the residents and business community in the development of a viable and active commercial and industrial base in the area proposed as the Terra Bella / Ducor Redevelopment Plan Project Area (the "Redevelopment Project") through adoption of the proposed Redevelopment Plan.

This Preliminary Plan outlines the conditions deterring growth and preventing the Terra Bella and Ducor communities from achieving their full potential. It explores ways to protect and enhance the environment and focuses on the means to redevelop blighted areas in such a way as to stimulate and attract private investment, thereby improving the community's overall economic health, employment and revenue producing activities.

The Preliminary Plan is an initial framework document that will be adjusted during review and adoption of the proposed Redevelopment Plan. Specific studies will be initiated as a part of the redevelopment plan process that will detail specific problems and opportunities in the Redevelopment Area, and the necessary programs and actions necessary to effectuate adoption and long-term implementation of the Redevelopment Plan. Data collection and detailed analyses of physical and economic conditions within the Redevelopment Area subsequent to the preparation and adoption of this Preliminary Plan may expose the need to reduce the size of the Redevelopment Area, as proposed within this Preliminary Plan, in order to be in compliance with current California Community Redevelopment Law (CCRI).

A "Project Area" is defined in the CCRI as a predominantly urbanized area of a community which is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the CCRI, and which is selected by the Planning Commission in conjunction with the Redevelopment Agency.

II. DESCRIPTION OF THE BOUNDARIES OF THE ADDED TERRITORY

The boundaries of the Redevelopment Areas as proposed are illustrated on maps contained in Appendix "A." The Proposed Redevelopment Area in Terra Bella consists of approximately 650 acres and the area is generally south of Avenue 100, west of the Road 244, north of Avenue 88 and east of Highway 65. There are approximately 7 parcels west of Hwy 65 that are also included in Terra Bella Redevelopment Project Area.

The Proposed Redevelopment Area in Ducor consists of approximately 150 acres and the area is generally south of Mt. Whitney Avenue, west of the Road 236 (Old Hwy 65), north of Avenue 52 and east of Highway 65. There are approximately 5 parcels west of Hwy 65 that are also included in Ducor Redevelopment Project Area.

III. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment, it is proposed that development and redevelopment be in conformance with the adopted General Plan of Tulare County and the Terra Bella and Ducor Community Plan, as amended, which govern the Terra Bella and Ducor community; the Tulare County Zoning Ordinance, as it presently exists and as amended from time to time; the Redevelopment Plan for the existing Redevelopment Project, as it presently exists and as amended from time to time; and all other applicable state and local building codes and guidelines, and be subject to all review and procedural requirements in effect as development and redevelopment take place within the boundaries of the proposed Redevelopment Plan Areas. It is proposed, in general, that Planned Industrial/Commercial and Residential uses be permitted. These uses will be permitted until such time, if ever, that such General Plan designations are amended by due process.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment, it is proposed that, in general, the layout of principal streets and those that will be developed in the Area be as shown in the existing Tulare County General Plan Circulation Element and the Terra Bella and Ducor Community Plan, as they presently exist and as amended from time to time, and as permitted by future actions of legally authorized public entities.

Existing streets within and/or directly adjacent to the Areas may be closed, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Within the confines of the General Plan Land Use designations, there will be a permitted range of development. Population densities will be in conformance with the Tulare County General Plan and Terra Bella and Ducor Community Plan, as amended from time to time.

VI. GENERAL STATEMENT OF THE PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the proposed Areas, it is proposed that, in general, the building intensity be controlled by limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the building setbacks, parking, landscaping and open space

requirements; (3) the size and location of the buildable areas on building sites; and (4) the heights of buildings. Land coverage and locations of buildable sites should be limited, as is feasible and appropriate, to provide adequate open space, landscaping, parking, and circulation.

The limits on building intensity shall be established in accordance with restrictions defined in the Tulare County General Plan, the Terra Bella and Ducor Community Plan, and the Tulare County Zoning Ordinance, as these documents may be amended from time to time.

VII. GENERAL STATEMENT OF THE PROPOSED BUILDING STANDARDS

It is proposed that, in general, the building standards should conform to the building requirements of all applicable State statutes and all applicable Tulare County codes and ordinances.

VIII. ATTAINMENT OF THE PURPOSES OF THE LAW

Redevelopment of the proposed Area would attain the purposes of the CCRL. The purpose of this section is to provide a general description of the conditions within the proposed Area that substantiate characteristics of blight.

Current Law defines a "blighted area" as one which is characterized by one or more of those conditions set forth in CCRL Sections 33030 and 33031(a) and (b), causing "a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment." The law establishes two broad categories for blight, one citing declining physical conditions as being conducive to health and safety problems, economic stagnation and land use incompatibility. The second, describing a retarded economic condition resulting largely from impaired investments, lack of commercial facilities and pressing public safety and criminal activity issues. The legal definitions of blighting conditions, as described in the CCRL, are as follows:

33030. Blighted Areas.

- (a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.
- (b) A blighted area is one that contains both of the following:
 - (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the

combination of conditions set forth in Section 33031 is so prevalent and substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

- (2) An area that is characterized by either of the following:
 - (A) One or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.
 - (B) The condition described in paragraph (4) of subdivision (a) of Section 33031.
- (c) A blighted area also may be one that contains the conditions described in subdivision (b) and is, in addition, characterized by the existence of inadequate public improvements, parking facilities, or utilities.

33031. Further Characterization of Blighted Area; Condition of Buildings.

- (a) This subdivision describes physical conditions that cause blight:
 - (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation or deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
 - (2) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
 - (3) Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
 - (4) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development

that are in multiple ownership.

- (b) This subdivision describes economic conditions that cause blight:
- (1) Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
 - (2) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
 - (3) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
 - (4) Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.
 - (5) A high crime rate that constitutes a serious threat to the public safety and welfare.

Based upon initial field surveys and discussions with County officials, the Added Territory appears to exhibit some of those characteristics of blight as defined in Sections 33030 and 33031 of the CCRI, including, but not limited to, the following conditions:

1. Poorly maintained vacant and underutilized parcels;
2. The prevalence of depreciated values and impaired investments;
3. Underutilized parcels;
4. Rights-of-way lacking landscaping, street lighting;
5. Public improvements in need of repair or replacement;
6. Parcel access problems;
7. Parcels exhibiting shape and sizes that are not conducive to economic development; and

8. Other factors that substantially hinder the economically viable use or capacity of buildings or lots, including, but not limited to, environmental deficiencies.

These conditions cannot be reversed or alleviated by private enterprise acting alone. Benefits will occur for present and future property owners within the proposed Area as well as to the residents and taxpayers of the Terra Bella and Ducor community at large if the proposed Areas are redeveloped. Redevelopment of the areas would be attained through, but not limited to, the following:

1. The comprehensive planning, redesign, replanning, development, reconstruction or rehabilitation of the Area which would facilitate a higher and better utilization of the lands within the proposed Redevelopment Areas, thereby contributing to the public health, safety and welfare;
2. Stimulating construction activity and increasing employment in the commercial and industrial segments of the community;
3. Assisting in the financing, realignment, reconstruction and/or construction of curbs, gutters, sidewalks, streets, drainage and other necessary public facilities;
4. The attraction of commercial and industrial uses to declining unproductive areas including the recycling of land uses and aggregation or subdivision of parcels into viable and productive parcels consistent with General Plan uses; and
5. Assisting in the development of commercial and industrial construction by financing such development in the Proposed Areas in such a way which will make the development economically feasible.

IX. CONFORMANCE TO THE GENERAL PLAN

The Proposed Redevelopment Project Areas will conform to the Tulare County General Plan and the Terra Bella and Ducor Community Plans. The Areas proposed are similar pattern of land uses and includes all streets and public facilities indicated by the General Plan as the General Plan presently exists and as it may be amended from time to time.

X. GENERAL IMPACT OF THE PROPOSED REDEVLEOPMENT PROJECT AREA UPON THE RESIDENTS AND THE SURROUNDING NEIGHBORHOODS

Impacts of the Proposed Redevelopment Project Area upon surrounding neighborhoods will, in general, be minimal. There may be impacts upon residents using the circulation system within the Proposed Area due to the public works improvements that can reasonably be expected to occur in the future. The impacts upon residents living in surrounding neighborhoods will, in general, be positive and revolve around improvements to public facilities and services, parking, environmental quality, employment opportunities, economic development and housing.

It is anticipated that direct Agency activity will occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results. Thus, the Proposed Redevelopment Areas are intended to be phased with a limited scope of direct activity at any given time.

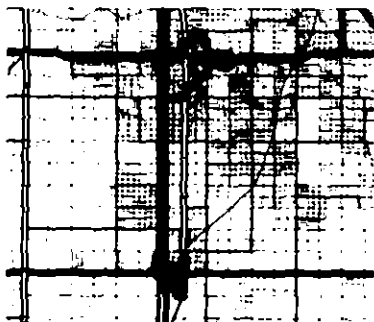
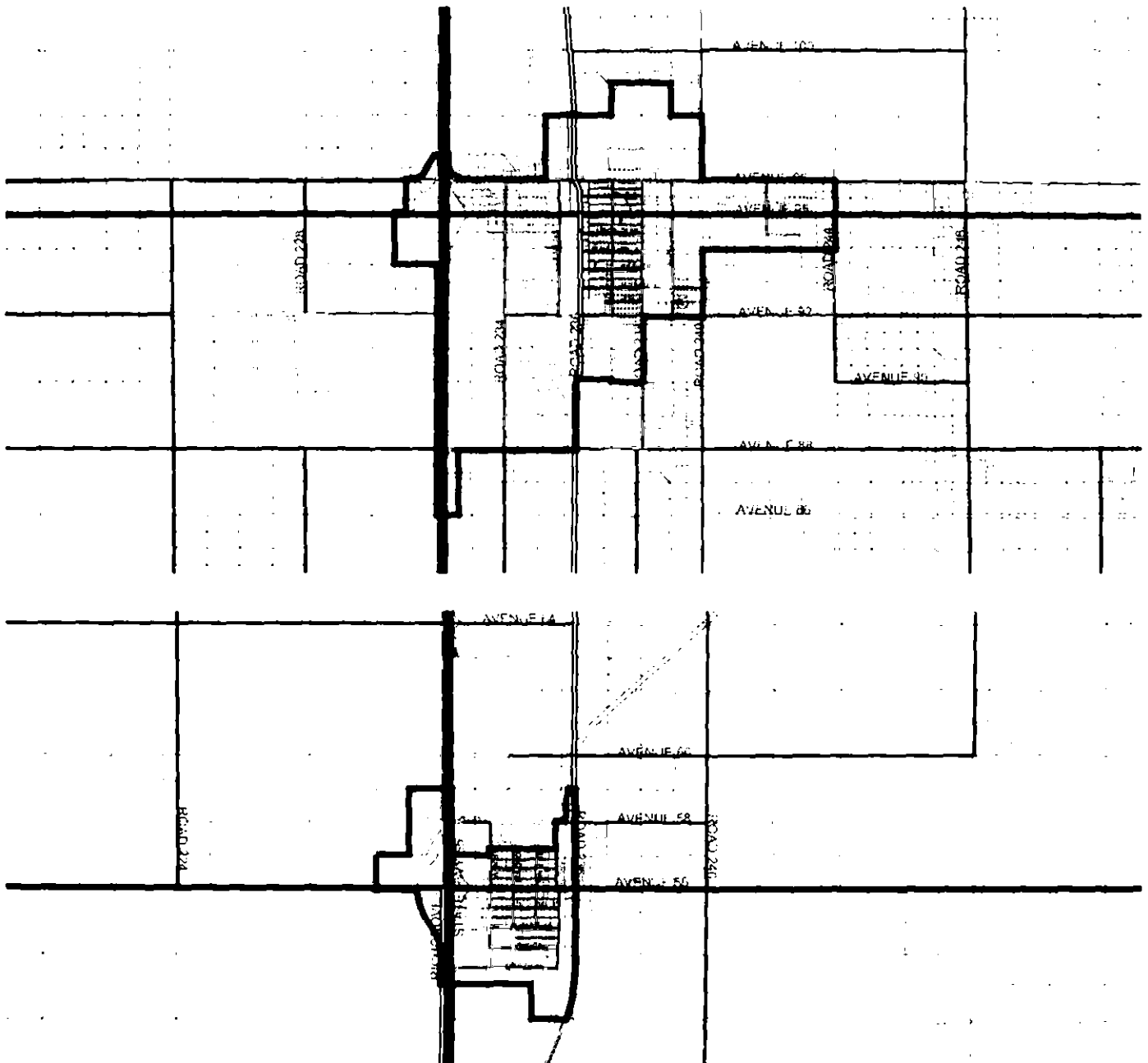
XI. CONCLUSION

This Preliminary Plan, as the initial document produced in the Proposed Redevelopment Plans process, conforms to the requirements of the CCRI.. The Preliminary Plans are generalized and nonspecific in detail in its parts, evidencing its purpose as a preliminary directional guideline document. The adopted Preliminary Plans provides the Tulare County Redevelopment Agency with the opportunity to work with Tulare County Planning Commission in determining the boundaries of the Redevelopment Areas. The Planning Commission will also review the subsequent Draft Redevelopment Plans that will be prepared during the redevelopment plan process, prior to the transmittal of those documents to the Agency and Board of Supervisors for consideration.

APPENDIX A

MAP OF THE PROPOSED ADDED TERRITORY

Terra Bella-Ducor Redevelopment Project Area



0.5 0 0.5 1 Miles

□ RDA Boundaries

