



A. General Plan Framework Component

The Tulare County General Plan Framework Component sets out the geographic policies that will shape the future of the communities, hamlets, and city Urban Area Boundaries and Urban Development Boundaries, development corridors, and unincorporated areas in the County (Chapter 2). In keeping with the Value Statements and Guiding Principles developed for the General Plan (see below), this component is designed to focus new growth into the County's Urban Development Boundaries, Hamlet Development Boundaries, Mountain Service Centers, and Corridors while encouraging economic development and protecting and facilitating the development of the County's extensive agricultural, scenic, cultural, historic, and natural resources.

Value Statements

To help guide the creation of this General Plan, the Board of Supervisors considered the input received from the community workshops, the Planning Commission, and the Technical Advisory Committee on the values that would guide the preparation of this General Plan. The Board of Supervisors refined this input into the following five value statements. These value statements reflect the County's vision for the future, and were used as the overarching direction during the development of the General Plan.

1. The beauty of the County and the health and safety of its residents will be protected and enhanced.
2. The County will create and facilitate opportunities to improve the lives of all County residents.
3. The County will protect its agricultural economy while diversifying employment opportunities.
4. Every community will have the opportunity to prosper from economic growth.
5. Growth will pay its own way providing sustainable, high quality infrastructure and services.

Framework Concepts

Concept 1: Agriculture

One of the most identified assets in Tulare County is the rich agricultural land on the valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the County but also as a cultural, scenic, and environmental element to be protected and to insure that the utilization of these resources may continue to economically succeed.

Concept 2: Land Use

Tulare County has a number of unincorporated communities that will grow and develop and natural resource lands (agriculture, mineral extraction, and open space) that will be preserved and permitted to expand. It is anticipated that much of the projected population growth will require a range of housing choices, neighborhood support services, and employment producing uses that are centrally located in cities and unincorporated communities. The County will also utilize its goals and policies to guide the conversion of agricultural and natural resource lands to urban uses.

Concept 3: Scenic Landscapes

The scenic landscapes in Tulare County will continue to be one of its most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the County. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.

Concept 4: Natural and Cultural Resources

As Tulare County develops its unincorporated communities, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through the implementation of its Goals and Policies and through proper site planning and design techniques.

Guiding Principles

Principle 1: Opportunities

Provide opportunities for small unincorporated communities to grow or improve quality of life and their economic viability.

Principle 2: Reinvestment

Promote reinvestment in existing unincorporated communities in a way that enhances the quality of life and their economic viability in these locations.

Principle 3: Protection of Resources

Protect the County's important agricultural resources and scenic natural lands from urban encroachment through the implementation of Goals and Policies of the General Plan.

Principle 4: Limit Rural Residential Development

Strictly limit rural residential development potential in important agricultural areas outside of unincorporated communities, hamlets, and city UABs, UDBs (i.e., avoid rural residential sprawl).

Principle 5: Agricultural Facilities

Allow existing and outdated agricultural facilities in rural areas to be retrofitted and used for new agricultural related businesses (including non-agricultural uses) if they provide employment.

Principle 6: Planning Coordination and Cooperation

Enhance planning coordination and cooperation with the agencies and organizations with land management responsibilities in and adjacent to Tulare County.