

3. LAND USE AND POPULATION

3.1 Introduction

This chapter presents the context for land use planning in Tulare County. It describes how land in the unincorporated areas of the county is used currently, and estimates the potential for additional development under existing planning policies.

This chapter is divided into the following sections:

- Summary of Existing County Plans (Section 3.2);
- Redevelopment Plans (Section 3.3);
- Existing Land Use (Section 3.4);
- Existing Zoning Summary (Section 3.5);
- City General Plans (Section 3.6);
- Spheres of Influence (Section 3.7);
- Surrounding General Plans (Section 3.8); and
- Federal and State Plans and Policies (Section 3.9).

The discussion of existing land uses and land use policies and regulations is based upon both a detailed land use inventory (using information furnished by the Tulare County geographic information system (GIS) and the Tulare County Assessor's database), and a review of current planning documents, including the current Tulare County General Plan and Zoning Ordinance, the general plans of each of the incorporated cities in the county, and the plans of other levels of government covering land in Tulare County, such as state, federal, and regional agencies.

3.2 Summary of Existing County Plans

Introduction

The following discussion is an overview of the various official county planning documents and their policies that affect land use. The section includes summary reviews and evaluations of four different levels of plans: topically elements of the existing *General Plan* that address county-wide issues; elements of the three area plans; the various community plans; and the specific plans. The purpose is to provide a summary of existing county land use plans and policies and to determine the implications of each plan on growth and development in the unincorporated areas. Other sections of this chapter evaluate the implications of the general plans of each of the incorporated cities, county-wide functional plans and the policies of regional governmental agencies that may affect growth in Tulare County.

Methods

The Tulare County Long Range Planning Division provided the information in this section.

Key Terms

- **Buildout.** Development of land to its full potential or theoretical capacity as permitted under current or proposed General Plan or community plan land use designations.
- **County Service Area.** A geographic subarea of the county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.
- **Density, Residential.** The number of permanent residential dwelling units per gross acre of land.
- **Dwelling Unit.** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.
- **General Plan.** A compendium of a city's or a county's policies regarding its long-term development in the form of maps and

accompanying text. The general plan is a legal document required of each local agency by the State of California Government Code Section 65301. In California, the general plan has seven mandatory elements (land use, circulation, conservation, open space, noise, housing, and safety) and may include any number of optional elements (such as economic development or community design).

- **Goal.** A general, overall, and ultimate purpose, aim, or end toward which the county will direct effort.
- **Growth Management.** The use of a wide range of techniques by a county or city to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through zoning, capital improvement programs, public facilities plans or ordinances, urban growth boundaries, standards for levels of service, and other programs.
- **Infill Development.** Development of vacant land (usually individual lots or left-over properties) within areas, which are already largely developed. Infill development can also be redevelopment, rehabilitation, and/or retrofits to existing development.
- **Infrastructure.** Public or private facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.
- **Objective.** A specific statement of a desired future condition toward which the county will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the General Plan.
- **Planning Area.** The planning area is the land area addressed by the General Plan. For Tulare County General Plan, the planning area is all unincorporated areas within the county, including areas under federal or state ownership.

- **Policy.** A specific statement of principle or of guiding actions, which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")
- **Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.
- **Specific Plan.** Under Article 8 of the Government Code (Section 65450 *et seq*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).
- **Vacant.** Land outside of agricultural uses with a structural value of zero.

Regulatory Setting

This section summarizes existing land use plans in the county.

Existing Conditions

Overview

The existing General Plan consists of countywide topical elements and regionally specific elements. The countywide General Plan includes the following topical elements:

- Land Use (1964);
- Transportation/Circulation (1964);
- Environmental Resource Management (1972);
- Open Space/Recreation/Conservation (1972);
- Seismic Safety (1975);
- Scenic Highways (1975);

- Water and Liquid Waste Management (1981);
- Urban Boundaries (1983);
- Aviation and Airport Systems (1985);
- Noise (1988); and
- Housing (2003).

The individual General Plan elements include goals, policies, and programs that apply throughout the unincorporated county.

Area and Sub Area Plans

Area and sub area plans have been designated to guide planning for all areas outside incorporated cities. The plan boundaries are shown in Figure 3-1. The following list identifies areas with area or sub area plans:

- Mountain Framework (Area Plan) (unadopted);
- Rural Valley Lands Plan (RVLP) (Area Plan) (1975);
- Kings River Plan (Sub Area Plan) (1982);
- Foothill Growth Management Plan (Area Plan) (1981);
- Great Western Divide North Half Plan (Sub Area Plan) (1990);
- Kennedy Meadows Plan (Sub Area Plan) (1986);
- Redwood Mountain Plan (Sub Area Plan) (unadopted);
- South Sierra Plan (Sub Area Plan) (unadopted);
- Upper Balch Park Plan (Sub Area Plan) (unadopted);
- Great Western Divide South Half Plan (Sub Area Plan) (unadopted); and
- Posey Plan (Sub Area Plan) (unadopted).

Of the area and sub area plans listed, only the Rural Valley Lands Plan, Kings River Plan, Foothill Growth Management Plan, Great Western Divide North Half Plan, and Kennedy Meadows Plan have been adopted. The remaining areas for which plans have not been

adopted are all located in the eastern half of the county, and consist mainly of federally-owned land.

The county has identified land for urbanization according to four categories: 1) lands in and around incorporated cities, 2) lands in and around unincorporated communities, 3) lands in foothill development corridors, and 4) lands that qualify under the RVLP. The county is legally responsible for the planning and regulation of all lands that fall outside incorporated city limits, even though cities adopt their own general plans for the incorporated area and a portion of surrounding unincorporated area.

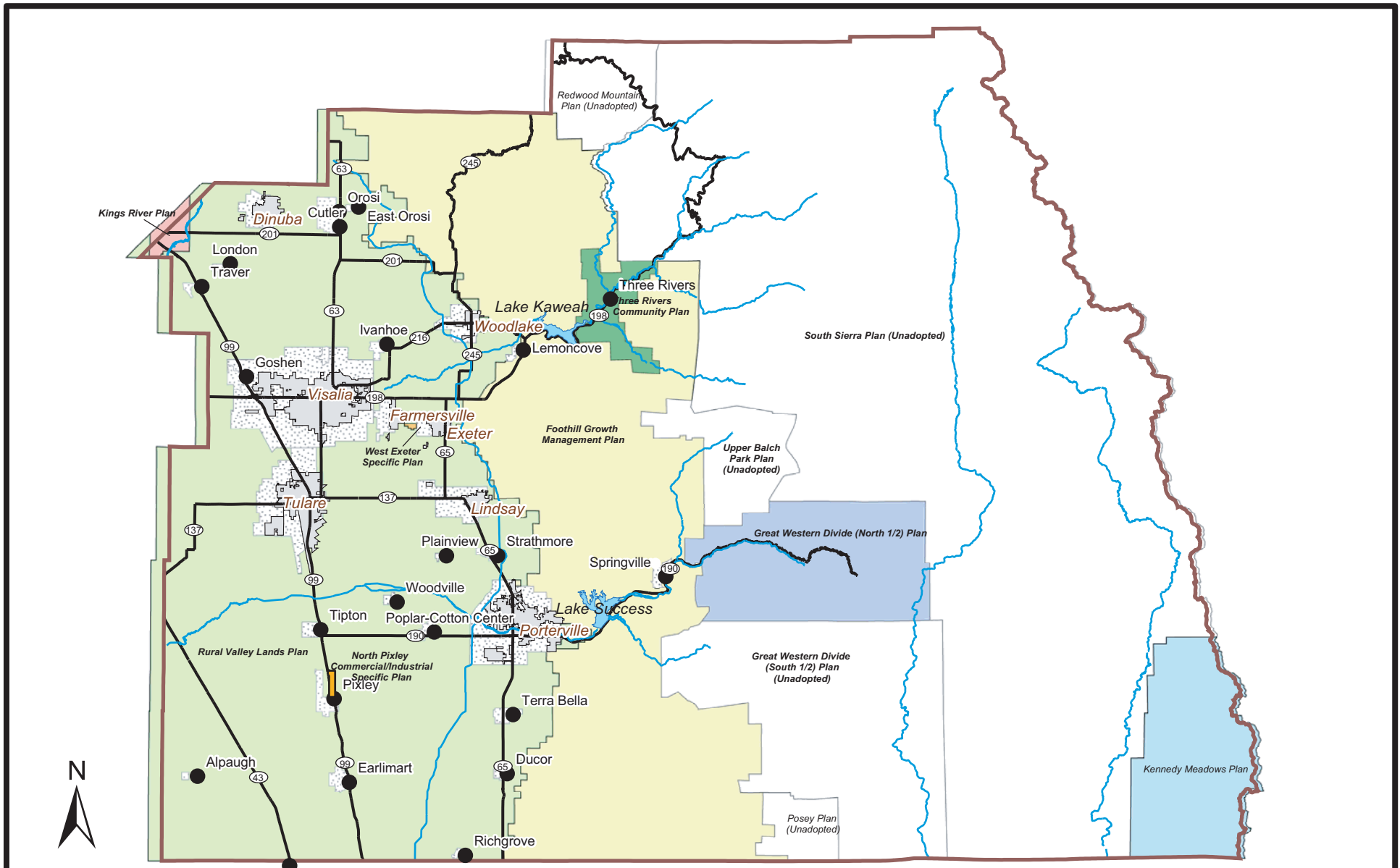
The county uses three key planning tools to guide urban development in all unincorporated areas of the county. The first is the Urban Boundaries Element; the second are the area and sub area Plans; the third are the General Plans for identified incorporated cities and community plans for unincorporated communities. Land use outside the established Urban Development Boundaries is guided by the area and sub area Plans.

The General Plan Urban Boundaries Element establishes boundaries for land use policies in the unincorporated areas surrounding all eight incorporated cities and 18 unincorporated urban areas in the county.

Urban Boundaries

The Urban Boundaries Element, adopted in 1974, identifies three types of boundaries: Urban Area Boundaries (UAB), Urban Development Boundaries (UDB), and Urban Improvement Area (UIA). At the time of the Urban Boundaries Element adoption (1974), the UIA were defined as the twenty-year growth boundaries and the UAB was defined as the ultimate growth boundary for each city. In 1983, the Urban Boundaries Element was amended to replace the UIA model with the UDB, and to modify the UAB model to a “comment” area around incorporated cities and keeping UAB as the ultimate growth boundary. In addition, UABs are no longer established around unincorporated communities, but existing UABs are still used.

The UDB lines establish a twenty-year growth boundary for unincorporated communities for which services will likely be extended to allow new growth. The county uses population, existing county policies, and development suitability analysis when to determine the location and size of the UDB.



Source: Tulare County; 2003.

Tulare County General Plan Update #1

0 4 8 16 Miles

LEGEND

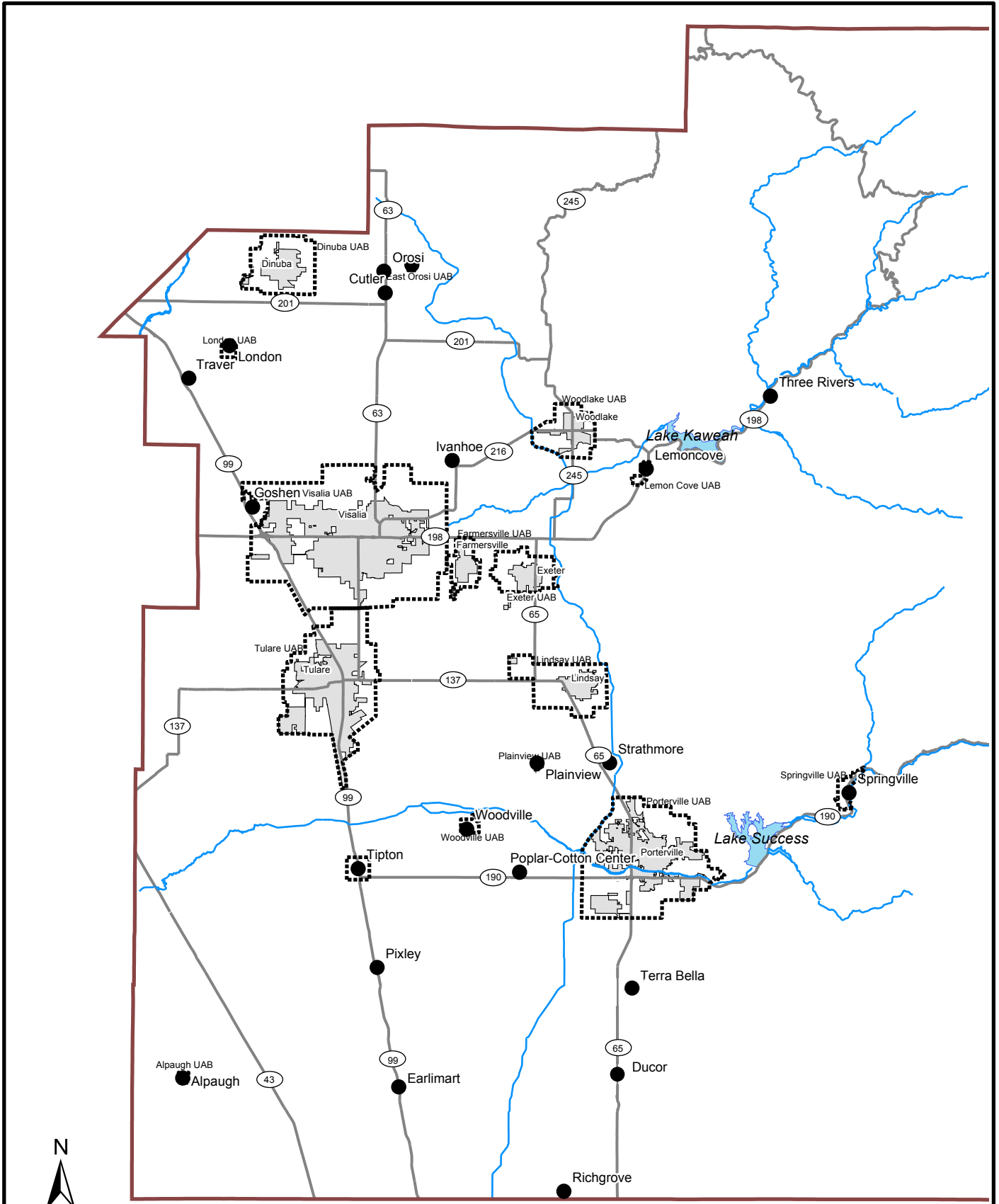
- Major Roads
- Rivers
- Lakes
- City Limits
- County Boundary
- Other Area Plans (See Figures 3-2 through 3-4)
- Communities

FIGURE 3-1
Regional Plans

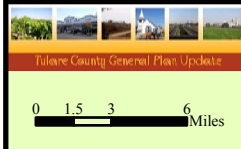
Just as the UDB defines the area where growth will occur, it is also intended to serve as the community plan area boundary. While the 1983 amendment to the Urban Boundaries Element replaced the UIA with the UDB, some communities continue to have UIAs, but the guidelines of these UIAs are the same as the UDB. The Urban Boundaries Element directs that community plans be adopted for 18 unincorporated communities to guide future development within their community boundaries. Of the 18 communities identified by the element, 12 had adopted community plans by mid-2004. Figures 3-2, 3-3, and 3-4 show all boundaries (UAB, UDB, and UIA) as identified by the Tulare County GIS database.

The 12 unincorporated communities and three areas that the county guides with community plans (CP) and area plans (AP) are listed below. In addition, the county has adopted the General Plans of all eight incorporated cities to guide land use outside the city limits by within the UDB. Community plans supplement to county-wide General Plan policies. These plans have their own land use diagrams with land use designations and development standards to guide area growth. Areas and communities with plans are as follows:

- Cutler-Orosi CP (1988);
- Earlimart CP (1988);
- East Poterville AP;
- Goshen CP (1978);
- Ivanhoe CP (1990);
- North Visalia AP;
- Pixley CP(1997);
- Poplar-Cotton Center CP (1996);
- Porterville AP;
- Richgrove CP (1986);
- Springville CP (1985);
- Strathmore CP (1989);
- Terra Bella/Docor CP (2004);
- Three Rivers CP (1980); and
- Traver CP (1989).

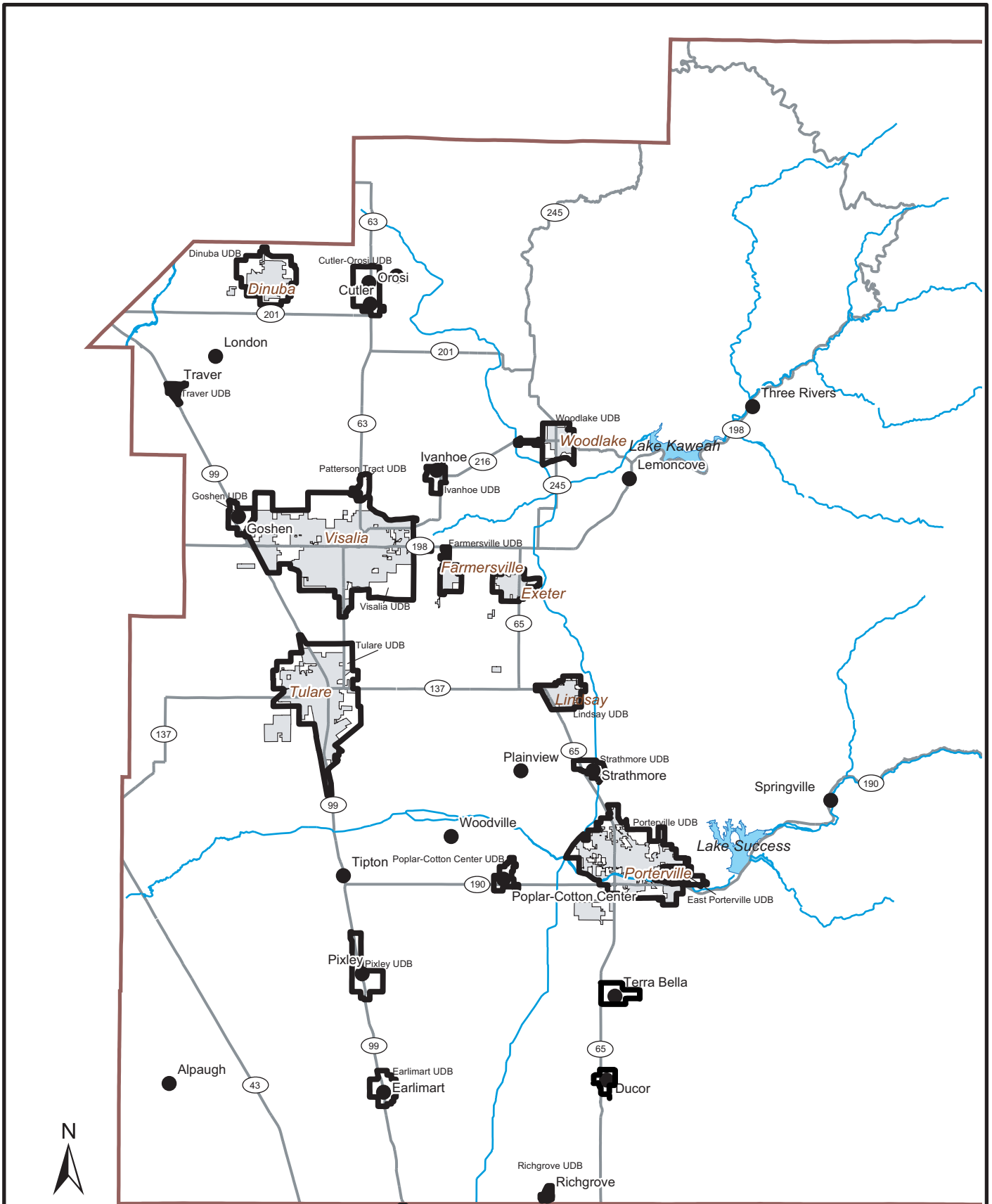


Source: Tulare County; 2003.

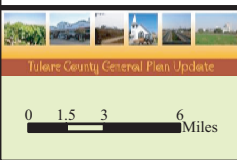


Major Roads	City Limits
Rivers	Urban Area Boundary (UAB)
Lakes	Communities
County Boundary	

FIGURE 3-2
Urban Area Boundaries

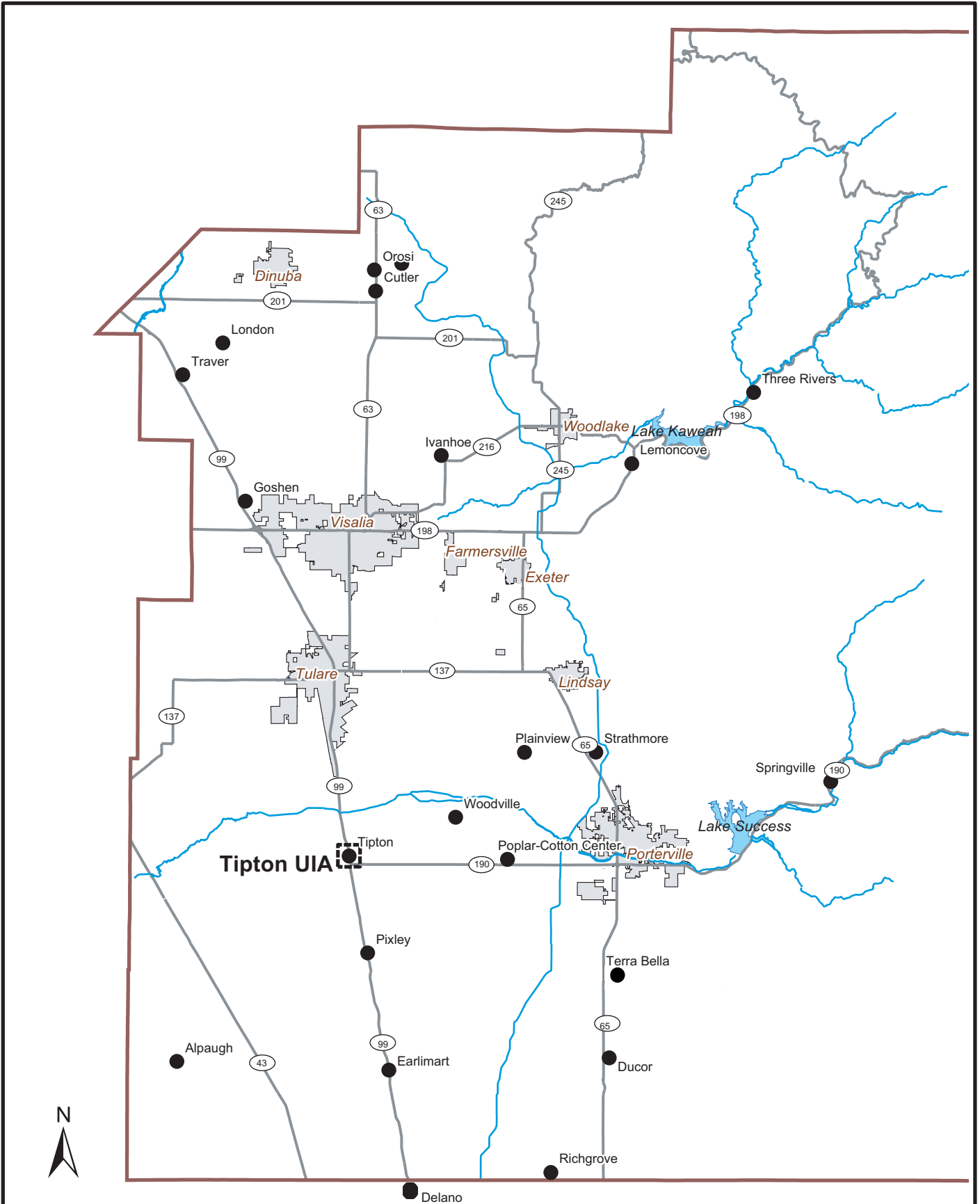


Source: Tulare County; 2003.

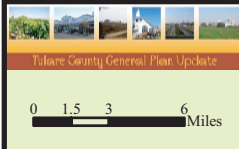


	Major Roads		City Limits
	Rivers		Urban Development Boundary (UDB)
	Lakes		Communities
	County Boundary		

FIGURE 3-3
Urban Development Boundaries



Source: Tulare County, 2003.



	Major Roads		City Limits
	Rivers		Urban Improvement Area (UIA)
	Lakes		Communities
	County Boundary		

FIGURE 3-4
Urban Improvement Area

According to county staff, community plans are being developed for the communities of Three Rivers, Goshen, and Tipton. Figures 3-2, 3-3, and 3-4 show each boundary (UAB, UDB, and UIA) as identified by the Tulare County GIS database.

Specific Plans

The County has adopted two specific plans: the West Exeter Specific Plan (1989) and the North Pixley Commercial/Industrial Specific Plan (1999). The West Exeter Specific Plan supersedes portions of the 1964 Land Use and Circulation Element by establishing new land use controls and circulation patterns for the land within its boundaries. The North Pixley Commercial/Industrial Specific Plan is designed to implement both the Tulare County General Plan and Pixley Community Plan.

Summary

In summary, these area and sub area, community, and specific plans form a mosaic that governs land use for the unincorporated areas of Tulare County. Each of these planning categories and plans is discussed in greater detail below.

Area Plans

Area plans have been prepared for two of the three major geographic regions of the county: the San Joaquin rural valley floor and the foothills. No plan has been adopted for the whole mountain region.

Rural Valley Lands Plan

The Rural Valley Lands Plan (RVLP) (GPA 94-008) was adopted in 1975, and has had two subsequent amendments that strengthen its agricultural-protective provisions. The RVLP applies to about 773,500 acres of the central valley portion of the county, outside the county's planned Urban Development Boundaries (UDB) for cities and unincorporated communities and below the 600-foot elevation contour line along the foothills of the Sierra Nevada Mountain Range. The Kings River Plan also lies within the RVLP.

The purpose of the RVLP is to protect and maintain the agricultural viability of rural valley areas by establishing requirements for exclusive agricultural zoning (including minimum parcel size) for sustained agricultural uses and implementing a policy that supports reasonable accommodation for parcels that are not deemed suitable

for agricultural activities. The goal of the RVLP is to “sustain the viability of Tulare County agriculture by restraining division and use of land which is harmful to continued agricultural use.”

The RVLP utilizes five exclusive agriculture (AE) zones, each requiring a different minimum parcel size (ranging from five to eighty acres). These zones are as follows: AE, AE-10, AE-20, AE-40, and AE-80. The number designation on each zone generally reflects the minimum amount of land needed to productively farm a certain crop at a commercial level. Further analysis of Tulare County’s zoning ordinance and specific zone requirements are discussed in Section 3.5.

Table 3-1 shows the zoning categories used in the RVLP. The table also shows total acreage in the RVLP area. The majority of the land located in this region is dedicated to agricultural uses. As Table 3-1 shows, the majority of land in the RVLP area is zoned AE-40 (493,668 acres) and AE-20 (198,998 acres). In total, the RVLP comprises approximately 773,499 acres of land comprise the RVLP area with about 3,607 acres utilized by non-designated land types, such as roads and waterways.

In order to avoid the use of the AE zone on properties that have minimal or no agricultural value, a point system is used to evaluate property suitability. Points are awarded for parcel size, available public services, and surrounding land uses. Parcels determined to be more suitable for nonagricultural uses may be zoned (discretionary review required) for urban/suburban uses. Parcels that do not meet the requirements for rezoning are not allowed to rezone and must remain agriculturally zoned. A detailed description of the point system is shown below.

The RVLPs point system is used by county Staff to determine whether a site is suitable for conversion from agricultural or use on the Valley floor to urban use. A site is determined to be allowed to develop if it maintains a score of 17 or less after analysis. Sites that do not meet this requirement (exceed a score of 17) are not allowed to develop unless conditionally approved by the Planning Commission. The following list of determinants used in the system shows the categories and points established by the RVLP and administered by county staff:

Table 3-1. Rural Valley Lands Plan Land Use Designations, Tulare County, 2004

Zone 1	Acres
Agricultural (A-1)	1,705
Exclusive Agriculture (AE)	3,020
Exclusive Agriculture (AE-10)	24,412
Exclusive Agriculture (AE-20)	198,998
Exclusive Agriculture (AE-40)	493,668
Exclusive Agriculture (AE-80)	39,497
Foothill Agriculture (AF)	5,563
Neighborhood Comm. (C-1)	15
General Comm. (C-2)	58
Service Comm. (C-3)	48
Light Manufacturing (M-1)	495
Heavy Manufacturing (M-2)	109
Recreation (O)	70
Prof. Admn. Office (P-O)	4
Single Family Res.(R-1)	137
Two-family Res. (R-2)	3
Multiple Family Res. (R-3)	10
Rural Res. (R-A)	2,080
Subtotal	769,892
Other/Non-zoned ²	3,607
Total	773,499

¹ All overlay zones (e.g., F, SC, M) are deferred to the base zone with which they are combined.

² Includes lands zoned for floodways and other non-zoned areas such as right-of-ways and bodies of water.

Source: Rural Valley Lands Plan, 1975; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

I. Restricted to Agriculture

If the parcel is within a contracted agricultural preserve, it is restricted to both agricultural use and individual waste disposal. Stop the evaluation. Otherwise, Continue.

II. Land Capability Test

Determine the SCS Soil Class of the parcel.

- A. Award point values as provided: Class I, II, or III (4 points), Class IV (2 points), Class V, VI or VII (0 points).

B. Soil Permeability and Ground Water

1. Award 2 more points if the site has a soil permeability rating greater than 5 inches per hour and groundwater table within 20 feet of ground surface.
2. Add 1 point if the site has groundwater recharge potential as follows:
 - a. Minimum permeability class of 'moderately slow' with projected vertical conductivity/percolation rate of at least 0.20 inches per hour.
 - b. And no soil or rock layer that inhibits water and roots.

III. Existing Parcel Size

- A. Award 4 points if the parcel is five gross acres or more.
- B. Award 3 points if more than 35% of the area within $\frac{1}{4}$ mile (1,320 ft.) of the perimeter of the site is devoted to parcels 5 gross acres or larger in size.

IV. Suitability for Cultivation

A site is suitable if it is or has been used for commercial agriculture. An unsuitable site would have cold spots in thermal areas, and soil conditions such as sand streaks, rocks, salts and alkalinity in a majority of the site.

- A. Award 4 points if the parcel is presently farmed or is suitable for cultivation.
- B. Award 3 additional points if contiguous properties within $\frac{1}{4}$ mile (1,320 ft.) are determined suitable for cultivation.
- C. Award 0 points if site has:
 1. Cultivation on 4 sides but within $\frac{1}{4}$ mi. 35% is non agricultural.
 2. No cultivation on 1 side and within $\frac{1}{4}$ mi. 25% is non agricultural.
 3. No cultivation on 2 side and within $\frac{1}{4}$ mi. 20% is non agricultural.
 4. No cultivation on 3 side and within $\frac{1}{4}$ mi. 15% is non agricultural.

5. No cultivation on 4 sides.

V. Proximity to Inharmonious Land Use

Find location of dairies, feed lots, concentrated animal raising operations, sand and gravel operations, waste disposal sites, airports, an/or agricultural chemical research stations.

A. If residential uses are proposed at site:

1. Award 3 points if any inharmonious uses are within ½ mile (2,640 ft.).
2. Award 0 points if more than ½ mile from inharmonious uses.

B. If industrial or commercial uses are proposed at site:

1. Award 3 points if any inharmonious uses are adjacent to the site.
2. Award 2 points if any inharmonious uses are within 1/8 mile (660 ft.).
3. Award 1 point if any inharmonious uses are within ¼ mile (1,320 ft.).
4. Award 0 points if more than ¼ mile from inharmonious uses.

VI. Proximity to Land in Agricultural Preserve

Determine acreage within ¼ mile (1,320 ft.) of site in agricultural preserve(s).

A. Award 3 points if site has:

1. No adjacent preserves but within ¼ mile 65% of land is in preserve.
2. Preserve on 1 side and within ¼ mile 50% of land is in preserve.
3. Preserve on 2 sides and within ¼ mile 35% of land is in preserve.
4. Preserve on 3 sides and within ¼ mile 20% of land is in preserve.

B. Otherwise, award 0 points.

VII. Water Issues

- A. Flood Prone Areas
 - 1. Award 1 point if site is subject to 100-year frequency floods.
 - 2. Award 0 points if it is not.
 - B. Availability of Community Domestic Water
 - 1. Award 1 point if site is intended for:
 - a. A residential use and does not have access; or
 - b. An industrial or commercial use and does not meet the Tulare County Fire Flow Ordinance.
 - 2. If Community Domestic water is available, award 0 points.
 - C. Irrigated Lands
 - 1. Award 1 point if the site has rights to surface irrigation water.
 - 2. If site does not have surface irrigation water rights, award 0 points.
- VIII. Proximity to Fire Protection Facilities
- A. For commercial/industrial uses, award 3 points if site is beyond a 5-mile response distance.
 - B. For residential uses, award 1 point if site is beyond a 5-mile response distance
 - C. If site is within a 5-mile response distance, award 0 points.
- IX. Access to Paved State or County Road
- A. Award 1 point if site does not have direct access to a paved road.
 - B. If site has access to a paved road, award 0 points.
- X. Unique Natural Features (ERME)
- Determine if any historical, archaeological, wildlife habitat, and/or unique natural features (see ERME) exist within the site.
- A. Award 1 point if site has any of the above unique natural features.

- B. If site does not have unique natural features, award 0 points.

Kings River Plan

The Kings River Plan (KRP) is a sub area plan adopted in 1982 as an amendment to the Land Use and Circulation Element and supercedes the Rural Valley Lands Plan. The timeframe for the plan was twenty years through the year 2002. The plan area encompasses approximately 6,641 acres located in the northwestern corner of the county where the Kings River crosses into Tulare County. The planning area, which is used predominantly for intensive agriculture, contains one of the few remaining well-preserved riparian habitats in the southern San Joaquin Valley. Because of the aesthetic setting and the recreation opportunities provided by the Kings River, the KRP provides policies that mitigate conflicts between increasing urbanization and the existing agricultural use and natural resource preservation.

The KRP specifies goals and policies to balance residential development with existing uses, provide recreation opportunities, provide balanced circulation, assure that water and sewer facilities are environmentally safe, minimize the damage of flooding, and preserve existing habitat. Land use within the plan area is split between Sub-Area "A" (an 85-acre county-owned parcel) and the remaining plan area. The land use plan designates land outside Sub-Area "A" for agriculture, residential, floodways, commercial-recreation, public, golf courses, private recreation, and general commercial uses.

Sub-Area "A" is comprised of an 85-acre county owned parcel on the Kings River. Due to its ownership and proximity to the river, additional detail has been provided.

Table 3-2 shows the land use designations and the total acreage in the Kings River Plan area. A majority of the land in the KRP area is comprised of Agriculture lands (3,456 acres) followed by land located in Rural Residential/Recreation Opportunity (1,717 acres). Lands designated for development are located mainly along the Kings River.

Table 3-2. Kings River Plan Land Use Designations, Tulare County 2004

Designation	Total Acreage
Agriculture	3,456
Residential	177
Rural Residential/Recreation Opportunity	1,717
Private Recreation	34
Commercial Recreation	59
Neighborhood Commercial	0
Kings River Golf Course & Country Club	116
Public	11
Floodway	238
Subtotal	5,808
Other (Non-designated)	833
Total	6,641

Source: Kings River Plan, 1982; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Foothill Growth Management Plan

The Foothill Growth Management Plan (FGMP) was adopted in 1981. The FGMP includes a comprehensive statement of the development policies and standards that prescribe land use and circulation patterns for the foothill region of Tulare County. The plan encompasses 675,641 acres of land bounded on the east by the federally owned parks in the Sierra Nevada Mountains and some privately owned lands on the San Joaquin Valley floor. The plan's policies sets out guidelines for community identity, new development, recreation/open space, agriculture, environmental protection, scenic corridors protection, history/archaeology, infrastructure facilities, and public services. The community plans for both Springville and Three Rivers lie within in the FGMP boundaries.

The FGMP utilizes four land use designations that are geographically limited to two areas outside the communities of Three Rivers and Springville. These designations are Development Corridor, Extensive Agriculture, Foothill Extension, and Valley Agriculture Extension.

Table 3-3 shows the land use designations along with total acreage in the FGMP area. Nearly 85 percent of the land within this region is dedicated to agricultural uses. The lands that are developable are located mainly along transportation corridors where geographic and geological characteristics are conducive to development. In total, approximately 675,641 acres of land are designated in the FGMP area.

Table 3-3. Foothill Growth Management Plan Land Use Designations, Tulare County 2004

Designation	Total Acreage
Extensive Agriculture	537,175
Development Corridor	86,138
Foothill Extension	16,933
Valley Agricultural Extension	35,345
Total	675,641

Source: Foothill Growth Management Plan, 1981; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Mountain Planning Region

The Mountain Planning Region includes all land located east of the Foothill Growth Management Plan, which generally coincides with the westerly boundary of federal lands. This includes lands under the jurisdiction of the National Park Service (Sequoia National Park), the U.S. Forest Service (Sequoia National Forest and Giant Sequoia National Monument), and the Bureau of Land Management (BLM). The private lands in this region amount to about 40,000 acres identified in the following seven separate geographical locations or “sub-areas:”

- Kennedy Meadows (1986);
- Great Western Divide - North ½ (1990);
- Great Western Divide - South ½ (unadopted);
- Redwood Mountain (unadopted);
- Posey (unadopted);
- Upper Balch Park (unadopted); and
- South Sierra (unadopted).

Of the seven sub-areas identified above, only the Kennedy Meadows and Great Western Divide (North ½) sub-areas have adopted plans. For areas without adopted plans, the 1964 Land Use Element and any federal or state land use management plans guide development and/or land management. These two plans use unique land use designations that provide for the future growth of each sub-area. These two plans collectively cover 50 percent of the private land in the Mountain Planning Region.

Kennedy Meadows Plan. The Kennedy Meadows Plan includes an area of about 93,000 acres in the southeastern corner of the county.

Table 3-4 shows the land use designations along with total acreage in the Kennedy Meadows Plan area. Over 80 percent of the land within this plan area is federal or state-owned. The lands that are privately owned include small enclaves scattered throughout the plan area. The County has designated all private holdings with a land use classification. Land designated as Mountain Commercial has not been guaranteed because the land use diagram for the Kennedy Meadows Plan depicts this designation as geographic “nodes” rather defined geographic bound areas. Over 40 percent of the residential land in the Kennedy Meadows Plan area is comprised of Resource Management and Resource Conservation Management (6,408 acres) followed by land designated as in Mountain Residential-40 (6,013 acres). In total, there are approximately 15,500 acres of designated lands in the Kennedy Meadows Plan area. In addition, 77,393 acres of land is not designated since they are federal or state-owned lands, right-of-ways, waterways, and other uses.

Great Western Divide (North ½) Plan (GWDN ½ Plan). The GWDN ½ Plan includes over 106,000 total acres and is located on the eastern edge of the Foothill Growth Management Plan area along State Route 190, east of Porterville.

Table 3-4. Kennedy Meadows Land Use Designations, Tulare County, 2004

Designation	Total Acreage
Mountain Residential – 40	6,013
Mountain Residential – 5	3,078
Resource Conservation Management	6,408
Mountain Commercial ¹	-
Subtotal Designated	15,499
Government-owned and Other (Non-designated)	77,393
Total	92,892

¹ The Land Use Diagram for Kennedy Meadows does not identify boundaries of land use for Mountain Commercial Rather, circular “nodes” for general locations are depicted.

Source: Kennedy Meadows Plan, 1986; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Table 3-5 shows the land use designations in the plan along with the total acreage in the Great Western Divide (North ½) Plan area. Over 95 percent of the land located in the plan area is federally or state-owned. The lands that are privately owned include small enclaves scattered throughout the plan area, each with its own neighborhood name. The county has designated all private holdings with specific land use types. As Table 3-5 shows, the two largest designated land areas in the Great Western Divide (North ½) Plan area are Resource Management and Conservation, followed by land designated as Mountain Residential (20,000 square foot minimum).

Table 3-5. Great Western Divide (North ½) Land Use Designations, Tulare County 2004

Designation	Total Acreage
Resource Management & Conservation	3,078
Mountain Residential – 5 Acre Minimum	5,607
Mountain Residential – 20,000 sq./ft. Minimum	1,168
Multiple Family Residential	5
Neighborhood Commercial	1
General Commercial	46
Quasi-Public	51
Subtotal Designated	9,956
Other (Non-designated) & Federal & State Lands	101,272
Total	106,181

Source: Great Western Divide (North ½) Plan, 1990; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Community Plans

As discussed above, the Tulare County General Plan establishes a broad policy framework that guides land use decisions in the unincorporated areas of the county. Because of the diverse geography and land uses within the county (ranging from highly urbanized areas to the intensive agricultural uses on the San Joaquin Valley floor, to the natural open spaces of the Sierra Nevada Mountains), 12 individual community plans have been prepared within the framework of the overall General Plan to address the unique values and issues in each. The community plans supplement the General Plan, and address land use, circulation, housing, public services, and other issues in much the same way that the General Plan of an incorporated city addresses such issues. The plans also contain specific goals, policies, and programs tailored to each particular community.

Table 3-6 provides a summary of key information for each plan. adoption date, timeframe, revision, acreage, vacant land, land need, existing population, and projected population.

Table 3-6. Summary of Community Plans, Tulare County 2004

Community Plan	Adoption (Year)	Most Revision (Recent)	Target Year/Time-Frame	Total Plan Area (Acres)	Vacant Land (Acres)	Projected Planning Period Land Need (Acres)	Existing Plan Population	Projected Population (Target Year)
Cutler - Orosi	1988	1988	2010	2,280	1,393	1,043	9,400	20,500
Earlimart	1988	1988	2010	1,129	593	499	5,592	10,792
Goshen	1978	1978	2000	998	659	435	1,945	3,625
Ivanhoe	1990	1993	2010	619	346	263	3,450	5,335
Pixley	1997	1997	2015	1,279	930	880	2,457(1992)	4,438
Poplar/Cotton Center	1996	1996	2015	630	418	244	2,299	4,941
Richgrove	1986	1986	2005	148	50	NA	1,629	2,653
Springville	1985	1985	2005	948	758	NA	1,017	2,020
Strathmore	1989	1989	2010	790	272	526	2,100	3,250
Three Rivers	1980	1980	2000	21,004	19,039	3,125	1,645	3,445
Traver	1989	1989	2010	405	111	123	612	1,148

Source: Cutler Orosi Community Plan, 1988; Earlimart Community Plan, 1988; Goshen Community Plan, 1978; Ivanhoe Community Plan, 1990; Pixley Community Plan, 1997; Poplar/Cotton Center Community Plan, 1996; Richgrove Community Plan, 1986; Springville Community Plan, 1985; Strathmore Community Plan, 1980; Three Rivers Community Plan, 1980; Traver Community Plan, 1989.

For each community in the sections below a table is provided which shows land use designations total acreage.

Cutler-Orosi Community Plan

Cutler and Orosi are two unincorporated towns located in northern Tulare County, approximately 16 miles east of State Route 99 and 15 miles north of Visalia. The two towns are located about one mile from each other, are predominantly rural-agriculture service centers within a 2,280-acre urban boundary, and have a combined population of 11,809 (Census 2000). The community plan was adopted in 1988 with a planning period lasting through 2010, approximately 20 years. The plan defines an urban boundary that guides development for the two towns. The policies of the plan establish guidelines for controlling sprawl, extending existing development, preserving prime agricultural land, and promoting infill development.

Table 3-7 shows that the largest designated land area in the Cutler-Orosi Community Plan area is Medium Density Residential.

Table 3-7. Cutler-Orosi Land Use Designations, Tulare County 2004

Designation	Total Acreage
Low Density Residential	138
Medium Density Residential	821
High Density Residential	76
Residential Reserve	434
Office	24
Neighborhood Commercial	0
General Commercial	141
Service Commercial	0
Industry	137
Industrial Reserve	106
Public Facilities	198
Parks/Open Space	69
Subtotal Designated	2,144
Other (Non-designated)	138
Total	2,282

Source: Cutler-Orosi Community Plan, 1988; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

The Cutler-Orosi Community Plan designates 2,144 acres of designated land. An additional 138 acres of land is undesignated, dedicated rights-of-way, waterways, and other similar uses.

Earlimart Community Plan

The Earlimart Community Plan guides development for the town of Earlimart, located approximately 25 miles south of Visalia in southern Tulare County on State Route 99. The plan was adopted in 1988 to guide growth and development over a 20-year period through 2010. The community is primarily a rural, agricultural service center with a population of 6,583 (Census 2000). The community plan includes policies for the redevelopment of existing housing, commercial development, industrial development, agricultural preservation, and continued local services. The planning area boundary encompasses approximately 1,406 acres.

Table 3-8 indicates that 72 percent of the designated land in the Earlimart Community Plan area is designated for Low Density Residential. In total, there are 1,133 acres of designated lands in the Earlimart Community Plan area. An additional 273 acres within the plan area is not designated, used for rights-of-way, waterways, and other similar uses.

Table 3-8. Earlimart Land Use Designations, Tulare County 2004

Designation	Total Acreage
Low Density Residential	816
High Density Residential	26
General Commercial	67
Service Commercial	1
Highway Commercial	36
Industrial	13
Quasi-Public	37
Subtotal Designated	1,133
Other (Non-designated)	273
Total	1,406

Source: Earlimart Community Plan, 1988; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Goshen Community Plan

The Goshen Community Plan was adopted in 1978 with a planning horizon of 2000. Goshen is located approximately 1½ miles north of the Visalia Municipal Airport on State Route 99 and has a population of 2,394 (Census 2000). The Goshen Community Plan was adopted to guide future development in the 980-acre area. The policies of the plan establish guidelines for minimizing airport conflicts with community uses, fostering a cohesive community with access to services and facilities, planning according to surrounding uses and available services, working with surrounding communities, providing housing, and developing the economy.

Table 3-9 shows that more than 45 percent of the land in the Goshen Community Plan area is comprised of Residential use, followed by 19 percent of the land designated as Low Intensity Commercial and Industrial (116 acres). In total, there is about 851 acres of designated lands in the Goshen Community Plan area. In addition, 207 acres of undesignated land is rights-of-way, waterways, and other similar uses.

Table 3-9. Goshen Land Use Designations, Tulare County 2004

Designation	Total Acreage
Residential	350
Mobile Homes ¹	76
Residential Reserve	47
Community Commercial	24
Highway Commercial	51
Service Commercial	13
Private Recreation	24
Industrial	116
Low Intensity Commercial & Industrial	150
Parks & Schools	0
Subtotal Designated	851
Other (Non-designated)	207
Total	1,058

¹ The Mobile Homes designation is an overlay and is not factored into subtotal or total acreages.

Source: Goshen Community Plan, 1978; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

Ivanhoe Community Plan

Ivanhoe is an unincorporated community located in north central Tulare County, approximately 4.5 miles northeast of the City of Visalia. The community is predominantly a rural, agricultural service center within an 808-acre urban boundary and a population of 4,474 (Census 2000). The community plan was adopted in 1990 with the planning period lasting through 2010. The policies of the plan establish guidelines for redevelopment, balanced land use, expanding the economic base, developing consistently with services, environmental preservation, and housing.

Table 3-10 shows that nearly 38 percent of the designated land in the Ivanhoe Community Plan area is designated Low Density Residential.

Table 3-10. Ivanhoe Land Use Designations, Tulare County 2004

Designation	Total Acreage
Residential Reserve	219
Low Density Residential	258
Medium Density Residential	38
High Density Residential	7
Commercial	69
Neighborhood Commercial	0
Industrial	39
Industrial Reserve	42
Public	17
Subtotal Designated	689
Other (Non-designated)	120
Total	809

Source: Ivanhoe Community Plan, 1990; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

689 acres of designated lands are within the Ivanhoe Community Plan area. An additional 120 acres within the plan area consist of rights-of-way, waterways, and other similar uses.

Pixley Community Plan

The Pixley Community Plan was adopted in 1997 for a planning horizon through the year 2015. Pixley is located approximately 12 to 15 miles south of Tulare on State Route 99 and has a population of 2,586 (Census 2000). The Pixley Community Plan was adopted to guide future development in the 2,175-acre, Pixley urban planning boundary. The policies of the plan establish guidelines for redevelopment of housing, commercial, and circulation facilities; commercial development; industrial development; agricultural preservation; public service improvements; and compact urbanization.

In addition to the Pixley Community Plan, a specific plan has been adopted to guide growth in Pixley. This specific plan guides growth for the community's industrial commercial corridor. Please see North Pixley Industrial/Commercial Specific Plan under Specific Plans in this chapter.

Table 3-11 shows that the majority of land in the Pixley Community Plan area is designated Commercial/Industrial. A large amount of designated acreage is in active agriculture uses.

Table 3-11. Pixley Land Use Designations, Tulare County 2004

Designation	Total Acreage
Residential Reserve	560
Low Density Residential	349
Medium Residential	41
High Residential	14
Commercial	62
Commercial Reserve	0
Industrial	31
Industrial Reserve	67
Planned Commercial/ Industrial	693
Public	65
Subtotal Designated	1,882
Other (Non-designated)	294
Total	2,176

Source: Pixley Community Plan, 1997; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

In total, 1,882 acres of designated lands exists in the Pixley Community Plan Area. In addition, 294 acres within the plan area are non-designated rights-of-way, waterways, and other similar uses.

Poplar/Cotton Center Community Plan

Poplar and Cotton Center are two unincorporated communities located in south central Tulare County, approximately 20 miles southeast of Visalia. The two communities are predominantly rural, agricultural service centers with a combined population of 1,496 (Census 2000). The community plan was adopted in 1996 with a planning horizon through the year 2015. The plan defines an urban boundary that guides development for the two towns. The goals and policies of the plan prescribe guidelines for redeveloping housing, commercial, and circulation facilities, housing, commercial and industrial development, agricultural preservation, and public service improvements.

Table 3-12 shows that the largest designated area in the Poplar/Cotton Center Community Plan area is Residential Reserve (216 acres) followed by land allocated for Medium Density Residential use (155 acres).

Table 3-12. Poplar/Cotton Center Land Use Designations, Tulare County 2004

Designation	Total Acreage
Residential Reserve	216
Low Density Residential	41
Medium Density Residential	155
High Density Residential	10
Commercial	111
Commercial Reserve	55
Industrial	69
Industrial Reserve	63
Public/Quasi-Public	125
Subtotal Designed	845
Other (Non-designated)	62
Total	907

Source: Poplar/Cotton Center Community Plan, 1996; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

There is a total of 845 acres of designated lands in the Poplar/Cotton Center Community Plan Area. In addition 294 acres within the plan area is non-designated, used for rights-of-way, waterways, and other similar uses..

Richgrove Community Plan

Richgrove is an unincorporated community located in southern Tulare County, southwest of the city of Porterville. The community is a predominantly rural, agricultural service center within a 148-acre urban boundary and a population of 2,723 (Census 2000). The community plan was adopted in 1986 for a planning horizon through the year 2005. The plan defines an urban boundary that guides development for the town. The goals and policies of the plan establish guidelines for balanced land use, consistent development and services, preservation of quality of life, and increased housing opportunities.

Table 3-14 shows that the designation with the most land in the Richgrove Community Plan area is comprised of Residential designated land (97 acres), followed by Industrial land use (46 acres).

Table 3-14. Richgrove Land Use Designations, Tulare County 2004

Designation	Total Acreage
Residential	97
Public/Quasi-Public	28
Commercial	13
Industrial	46
Subtotal Designated	184
Other (Non-designated)	46
Total	230

Source: Richgrove Community Plan, 1986; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

In total, there are about 184 acres of designated lands in the Richgrove Community Plan area. In addition, 46 acres within the plan area are non-designated lands used for rights-of-way, waterways, and other similar uses. There are a total of 845 acres of designated lands in the Poplar/Cotton Center Community Plan Area. In addition 294 acres within the plan area is non-designated, used for rights-of-way, waterways, and other similar uses.

Springville Community Plan

The Springville Community Plan guides the development of the town of Springville, located in the lower Sierra Nevada foothills, approximately 15 miles northeast of Porterville. The plan was adopted in 1985 to guide growth and development through the year 2005. The community is primarily a rural, commercial-tourist area with a planning area boundary encompassing approximately 948 acres and a population of 1,109 (Census 2000). The community plan contains policies to balance land use, preserve natural and historical heritage, strengthen tourism services, provide open space, ensure adequate services, facilitate efficient emergency services, and protect scenic qualities.

Table 3-15 shows that more than half of the designated land in the Springville Community Plan area is comprised of Low Density Residential use (457 acres).

Table 3-15. Springville Land Use Designations, Tulare County 2004

Designation	Total Acreage
Low Density Residential	457
Medium Density Residential	98
Planned High Density Residential	107
Planned Community Commercial	23
Planned Recreation Commercial	168
Public/Quasi Public	30
Designated Floodway Overlay	29
Subtotal Designated	912
Other (Non-Designated)	37
Total	949

Source: Springville Community Plan, 1985; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

In total, 911 acres of designated lands exist in the Springville Community Plan. In addition, 37 acres within the plan area are non-designated, and used for rights-of-way, waterways, and other similar uses.

Strathmore Community Plan

The Strathmore Community Plan was adopted in 1989 for a planning horizon through the year 2010. Strathmore is located approximately 5 miles north of Porterville on State Route 65 and has a population of 2,584 (Census 2000). The Strathmore Community Plan was adopted to guide future development in the approximately 790-acre Strathmore urban planning boundary. The policies of the plan establish guidelines for the redevelopment of housing, commercial uses, circulation, facilities, commercial development, industrial development, agricultural preservation, public service improvements, and compact urbanization.

Table 3-16 shows that the designation with the most land in the Strathmore Community Plan area is Low Density Residential use (177 acres) followed by Medium Density Residential (137 acres).

Table 3-16. Strathmore Land Use Designations, Tulare County 2004

Designation	Total Acreage
Low Density Residential	177
Medium Density Residential	137
High Density Residential	35
Residential Reserve	0
Highway Commercial	36
Service Commercial	21
General Commercial	15
Commercial Reserve	0
Industrial	109
Industrial Reserve	96
Public	40
Subtotal Designated	666
Other (Non-designated)	124
Total	790

Source: Strathmore Community Plan, 1989; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

There are 666 acres of designated lands in the Strathmore Community Plan area. In addition, 124 acres within the plan area are non-designated, used for rights-of-way, waterways, and other similar uses.

Three Rivers Community Plan

The Three Rivers Community Plan guides the development of the Three Rivers planning area, located in the lower Sierra Nevada foothills, approximately 30 miles northeast of the City of Visalia. The plan was adopted in 1980 to guide growth and development through the year 2000. The community is primarily a rural, commercial-tourist area with a population of 2,248 (Census 2000). The community plan establishes policies to balance land use, match services with growth, protect low intensity land uses, develop a diverse economy, provide housing, and preserve the environment. The planning area boundary encompasses approximately 20,084 acres.

Table 3-17 shows that the designation in the most land in the Three Rivers Community Plan area is in Agricultural designation (10,334 acres) followed by Medium Density Residential (4,480 acres) and Low Density Residential (3,552 acres).

Table 3-17. Three Rivers Land Use, Tulare County 2004

Designation	Total Acreage
Low Density Residential	3,552
Medium Density Residential	4,400
High Density Residential	258
Multiple Family Residential	80
Mobile Homes	16
Community Commercial	95
Commercial Recreation	406
Light Industrial	32
Agricultural	10,334
Parks & Recreation	83
Subtotal Designated	19,256
Other (Non-designated)	829
Total	20,085

Source: Three Rivers Community Plan, 1980; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

There are 19,256 acres of designated lands in the Three Rivers Community Plan Area and, 829 acres within the plan area are non-designated, used for rights-of-way, waterways, and other similar uses.

Traver Community Plan

Traver is an unincorporated community, with a population of 732 (Census 2000), located in north-central Tulare County, approximately 10 miles northwest of the City of Visalia. The planning area boundary encompasses 405 acres. The Traver Community Plan was adopted in 1989 for a planning horizon through the year 2010. The goals and policies of the plan prescribe guidelines for compact land use and growth, industrial development, matching public services with growth, environmental concerns, and redevelopment.

As Table 3-18 shows that a majority of the land in the Traver Community Plan area is located in Residential Reserve (64 acres) and the Medium Density Residential (54 acres) designated lands.

Table 3-18. Traver Land Use Designations, Tulare County 2004

Designation	Total Acreage
Medium Density Residential	54
Residential Reserve	64
Commercial	50
Industrial	43
Industrial Reserve	9
Quasi-Public	0
School	16
Park	8
Subtotal Designated	24
Other (Non-designated)	161
Total	405

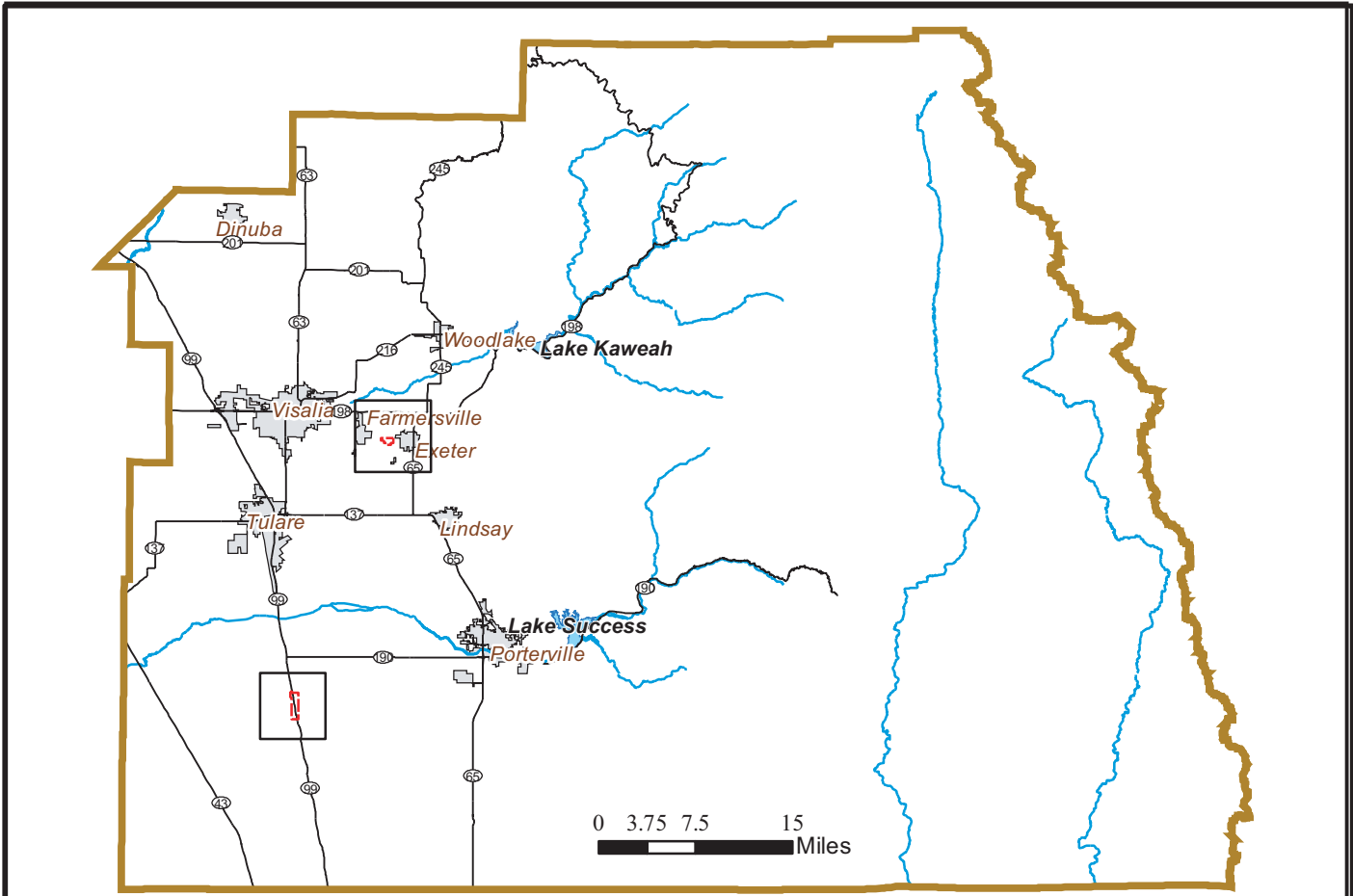
Source: Traver Community Plan, 1989; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

In total, there is about 405 acres of designated lands in the Traver Community Plan Area. An additional 161 acres within the plan area is dedicated to rights-of-way, waterways, and other uses.

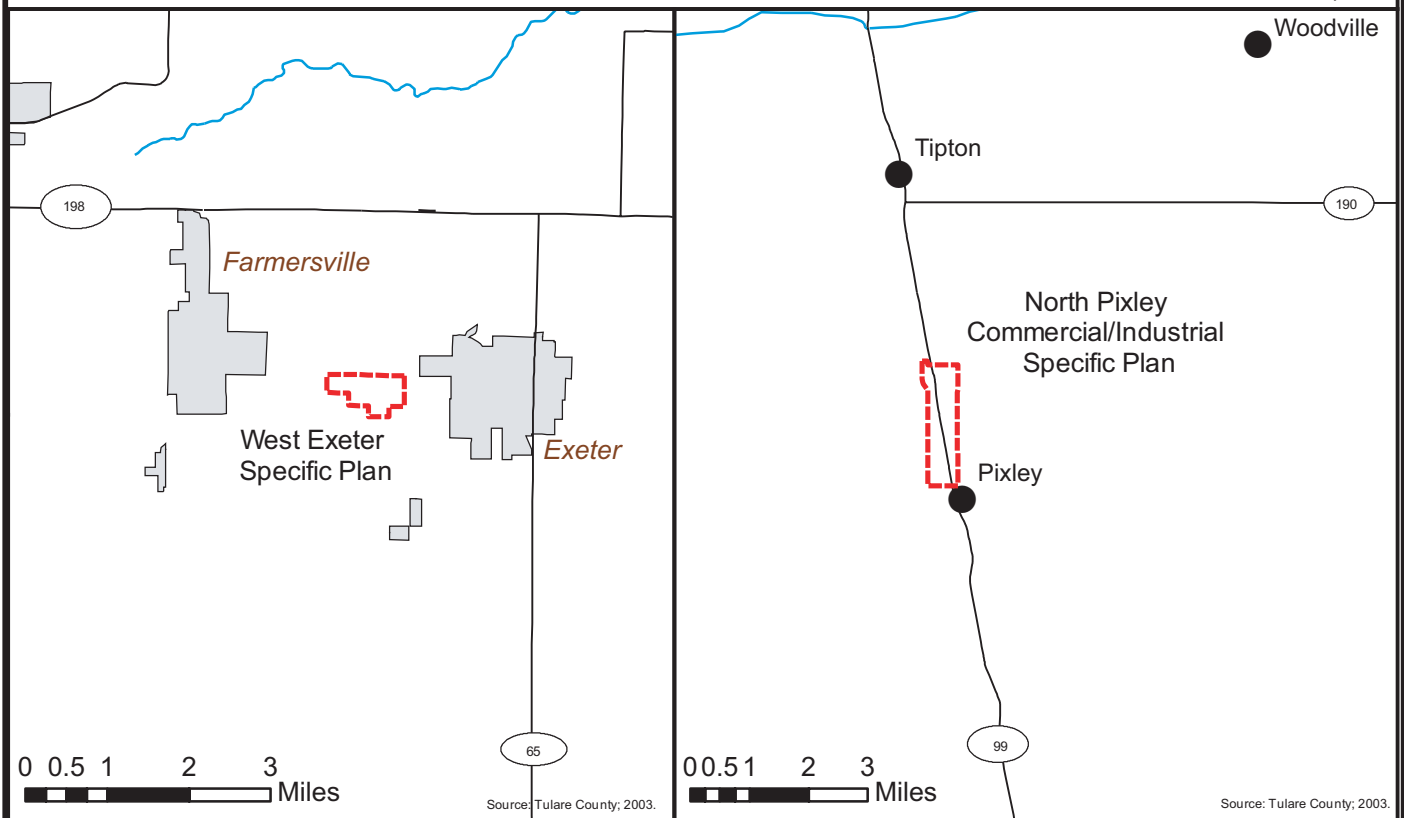
Specific Plans

Specific plans have been prepared for two areas near Exeter and Pixley where more precise development guidance is required to address unique physical constraints and developmental pressures. The specific plans address the requirements of Government Code Section 65450.

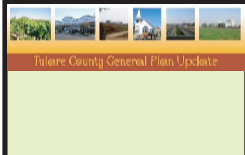
The plans contain elements that correspond to those in the overall Tulare County General Plan; and include a separate element relating to public services and facilities. Each specific plan element contains policies that guide development and preservation of resources within the planning area that “supercede” but are consistent with, the General Plan. Specific plan areas are shown on Figure 3-5.



Source: Tulare County; 2003.



Source: Tulare County; 2003.



- LEGEND**
- Major Roads
 - Rivers
 - Lakes
 - County Boundary
 - City Limits
 - Specific Plan Boundary

FIGURE 3-5
Specific Plan Areas

North Pixley Commercial/Industrial Specific Plan

The North Pixley Commercial/Industrial Specific Plan consists of 733 acres in the northern portion of the Pixley Community Plan area. The Specific Plan was adopted in 1999. This plan guides both commercial and industrial land development through land use designations with the objective of providing compatible and complementary development with the Pixley Community Plan. The County determined the plan was needed to insure that Pixley's Commercial/Industrial potential would be focused in the best location for the community and surrounding area.

Table 3-19 shows the zoning districts that guide the plan along with the total acreage. A majority of the land in the North Pixley Commercial/Industrial Specific Plan area is comprised of the Planned Development Light Industrial (PD-M-1) District with 682 total acres. In total, 718 zoned acres exist in the North Pixley Commercial/Industrial Specific Plan area. A total of 15 acres of non-designated land is used for rights-of-way.

Table 3-19. North Pixley Commercial/Industrial Specific Plan Land Use Designations, Tulare County 2004

Zoning Districts	Total Acreage
PD-M-1 (Light Industrial)	683
PD-M-2 (General Industrial)	35
Subtotal Designated	718
Other (Non-designated)	15
Total	733

Source: North Pixley Commercial/Industrial Specific Plan, 1999; Tulare County GIS, 2003; Tulare County Assessors Database, 2003; Mintier & Associates, 2004.

West Exeter Specific Plan

The West Exeter Specific Plan consists of approximately 250 acres on the south side of Avenue 280, north of Avenue 276, east of Road 176, and west of Road 184. The plan was adopted in 1989 to maintain the existing quality of life and provide for future rural residential development of the West Exeter Area that, according to the Rural Valley Lands Plan, has been determined to be suitable for non-agricultural use. The plan details an overall circulation system and

assesses the feasibility of providing other infrastructure appropriate to serve rural residential densities in the plan area.

All land within the boundaries of the West Exeter Specific Plan Area are zoned Rural Residential (R-A-43). This zoning designation allows for single-family residential uses and agricultural uses. The policies and guidelines of the plan emphasize the residential aspect of this zoning category and support its use in conjunction with the Rural Valley Lands Plan.

3.3 Redevelopment Plans

Introduction

There are eight redevelopment project areas in Tulare County. These projects are all located within the boundaries of existing Community Plan areas (see Figure 3-6, Redevelopment Areas). A general description of each redevelopment plan including the general size and goals for each project area is presented below.

Methods

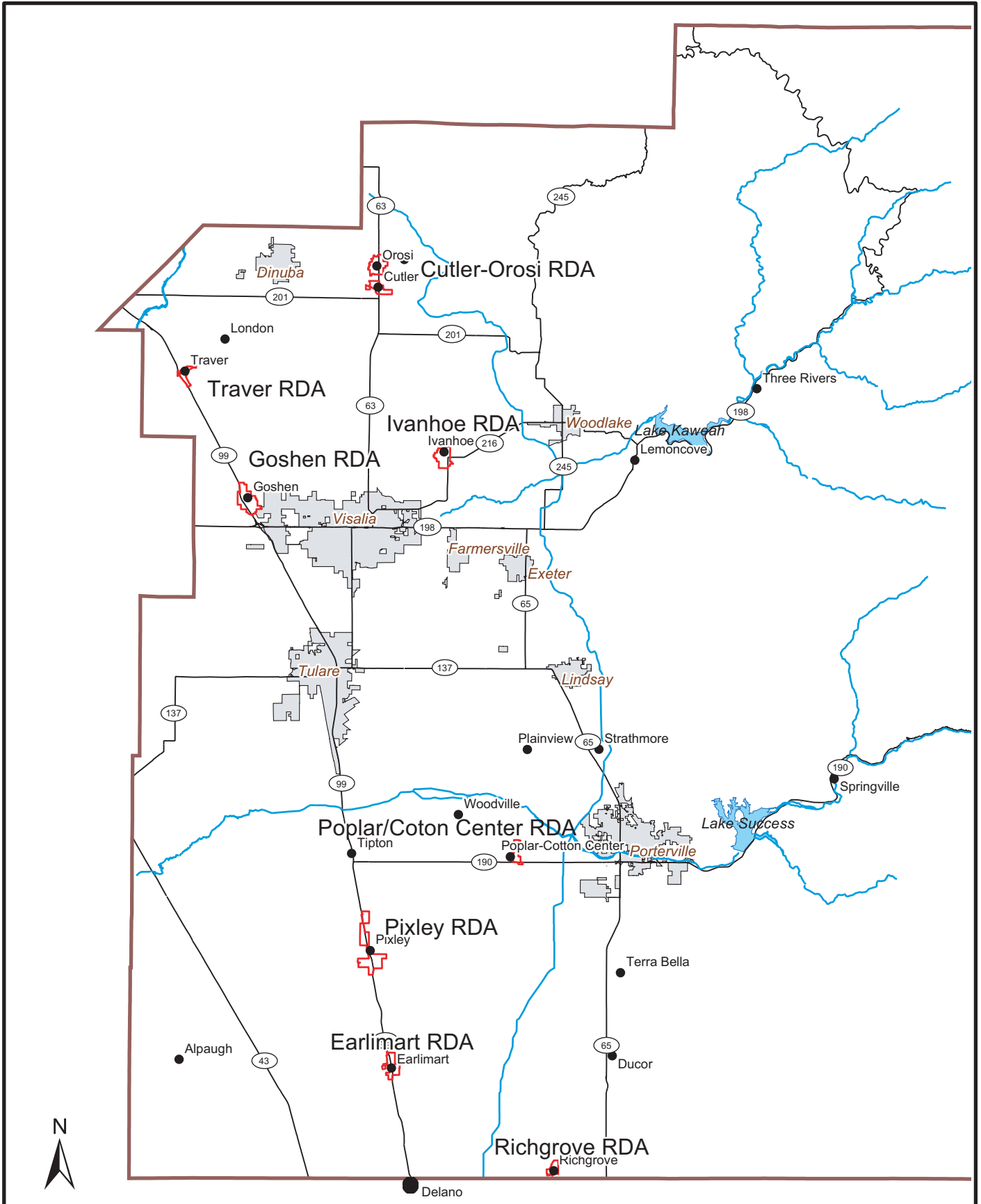
Information in this section was provided by the Tulare County Redevelopment Agency.

Key Terms

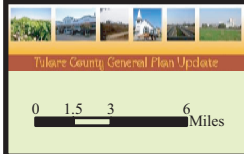
There are no key terms for this section.

Regulatory Setting

In accordance with the State of California's Community Redevelopment Law, redevelopment plans set the stage for the general activities and implementation procedures used by the redevelopment agency over a time frame of 30 years. These include steps the agency may undertake in pursuing the redevelopment process in a community. The plans also include a description of activities which the redevelopment agency is required to undertake. These are required in the redevelopment process to conform to Community Redevelopment Law.



Source: Tulare County; 2003.



LEGEND	
	Major Roads
	Rivers
	Lakes
	County Boundary
	City Limits
	Redevelopment Area (RDA)
	Communities

FIGURE 3-6
Redevelopment Areas

Redevelopment plans are structured to provide the redevelopment agency with the maximum legal flexibility to implement redevelopment activities in a community's project area. The redevelopment agency not only sets forth objectives for the plan area at the time of adoption, but also for the projected future redevelopment needs of the community.

Existing Conditions

Earlimart Redevelopment Plan

The 1989 Earlimart Redevelopment Plan encompasses a 2,394-acre area within the Earlimart Community Plan boundary. The plan boundaries include virtually all of the urbanized areas of Earlimart, as well as the undeveloped land at the extreme northerly and southwesterly ends of the community. In addition to the goals, policies, and procedures the plan lists needed public improvements.

The goals of the Earlimart Redevelopment Plan are supported by a wide array of objectives to mitigate and eliminate various forms of blight. The plan identifies industrial development as a principle strategy to expand and diversify the community's economy and job base. Retail and commercial service sectors are expected to expand through the enhancement of population and income generated demand. Highway 99 is identified as a central artery to improve the overall image of the community, as well as enhance commercial trade and industrial growth. The existing housing stock is slated for rehabilitation and housing replacement programs. Infrastructure improvements in all areas of public services (i.e., water, sewer, streets, drainage) are expected to remove impediments to economic growth and development. Finally, the Plan calls for the enhancement of active and passive recreational opportunities and facilities for residents within and around the project area.

Cutler-Orosi Redevelopment Plan

The Cutler-Orosi Redevelopment Plan was adopted in 1989. The plan includes a description of the planning area boundaries, which are entirely within the Cutler-Orosi Community Plan Area.

The overall goal of the Cutler-Orosi Redevelopment Plan is to eliminate conditions of blight by encouraging rehabilitation; facilitating land assembly and development for housing, employment, and an expanded tax base; and promoting development in accordance with the General Plan.

In addition to the goals, policies, and procedures outlined in the plan, a list of financing methods and infrastructure projects are detailed for the 920-acre project area. The plan also proposes to complete public improvements on sewer lines, water systems, industrial park improvements, drainage, construction of a new community center, public housing improvements, lighting, and street beautification.

Pixley Redevelopment Plan

The Pixley Redevelopment Plan was adopted in 1997 to implement redevelopment goals in its 1,258-acre project area. The plan boundary lies entirely within the Pixley Community Plan area within urbanized areas along SR 99.

The plan focuses the efforts and resources of the Redevelopment Agency in the following aspects of the community: elimination or retardation of blight; assembly of lots and parcels for industrial use; augmentation of the area's economic base through commercial and industrial investment; expansion and diversification of employment opportunities; installation or repair of public improvements; improvement and expansion of low and moderate income housing; and creation and enhancement of recreational facilities for the Pixley community.

In addition to the goals of the plan, the following redevelopment projects are also proposed for the project area: construction or expansion of the existing medical center; development of an industrial park; fire station improvements; general elimination/mitigation of blighted public utilities; creation of a storm drainage master plan; improved lighting; and construction of a park.

Ivanhoe Redevelopment Plan

The 1997 Ivanhoe Redevelopment Plan covers 563 acres within the Ivanhoe Community Plan area.

The overall goal of the Ivanhoe Redevelopment Plan is to eliminate conditions of blight through the assembly of irregular lots for industrial use; augmentation of the economy to stimulate investment in industrial/commercial uses; opportunities for individual revitalization projects; expansion of employment opportunities; installation of new/improved public improvements; low income housing improvements; and opportunities for recreational activities.

In addition to the goals of the plan, the following public improvements are also proposed: community/recreation center development; park system development; sheriff sub-station development; storm drain improvements; lighting/landscaping improvements; master storm drain plan; fire station improvements; upgrade of water/sewer systems; and the general elimination/ mitigation of blighted public utilities.

Richgrove Redevelopment Plan

The Richgrove Redevelopment Plan was adopted in 1987 to implement redevelopment goals in its project area. The plan boundary lies within the Richgrove Community Plan area around the central urbanized portion of the community.

The plan focuses the efforts and resources of the Redevelopment Agency in the following aspects of the community: improvement in the quality and type of housing opportunities; substantial infrastructure improvements; strengthened aesthetic image; and, the elimination/mitigation of other blighted conditions or influences in the plan area.

In addition to the goals of the plan, the following public improvement projects are also proposed for the project area: street resurfacing and improvement of curbs, gutters, and drainage systems; and parcel assembly for an outdoor recreation facility.

Goshen Redevelopment Plan

The 1987 Goshen Redevelopment Plan encompasses most of the Goshen Community Plan area along SR 99.

The overall goal of the Ivanhoe Redevelopment Plan is to eliminate conditions of blight through strengthening the agricultural/industrial and highway commercial economic base, enhancing access at freeway interchanges; improving the quality/availability of housing; substantial infrastructure improvements; strengthening the aesthetic image of the entire community; and, the elimination/mitigation of all blighted conditions/influences in the plan area.

In addition to the goals of the plan, the following public improvements are also proposed: street improvements for agricultural/ industrial and highway commercial uses; development of a community wastewater treatment system; upgrade selected segments

of the water system; development of a storm drainage system; and substantial improvements to freeway interchanges.

Traver Redevelopment Plan

The Traver Redevelopment Plan was adopted in 1989 to implement redevelopment goals in its project area. The plan boundary lies within the Traver Community Plan area around the urbanized area of the community; primarily along and to the east of SR 99.

The plan focuses the efforts and resources of the Redevelopment Agency in the following aspects of the community: facilitating the creation of local employment/economic opportunities through agriculture; strengthening the aesthetic image of the SR 99 corridor; expanding community level shopping opportunities; increasing the capture of SR 99 commercial trade; improving the existing housing stock; improving infrastructure systems; enhancing recreation opportunities/facilities; and eliminating/mitigating all blighted conditions/influences in the plan area.

In addition to the goals of the plan, the following public improvement projects are also proposed for the project area: construction of a storm drainage system; installation of curbs and gutters; minor pavement improvements; other general street repairs; and improvement/expansion of the park site owned by the school district.

Poplar-Cotton Redevelopment Plan

The 1997 Poplar-Cotton Redevelopment Plan is located in the Poplar-Cotton Community Plan area. The plan encompasses portions of the community plan area along State Route 99.

The overall goal of the Poplar-Cotton Redevelopment Plan is to eliminate conditions of blight through the assembly of small or irregular shaped lots for industrial uses; stimulate the economic base through new industrial and commercial development; allow opportunities for owners and business tenants to revitalize their properties; expand employment opportunities; install and improve public utilities; improve and expand low income housing opportunities; and create and enhance recreational opportunities and facilities.

In addition to the goals of the plan, the following public improvements are also proposed: development of a community/recreation center; construction of storm drainage improvements;

lighting and landscaping improvements; development of a master drainage plan; development and construction of a fire station; upgraded water/sewer systems; development of commercial buildings for community facilities; development and construction of a child care center; placement of an in-ground ditch; improved street extension between the Towns of Poplar and Cotton Center; and the general elimination/mitigation of blighted public utilities.

3.4 Existing Land Use

Introduction

This section analyzes and describes existing land uses, the pattern and types of throughout the unincorporated county.

Method

The Tulare County Long Range Planning Branch, Tulare County GIS, and the Tulare County Assessor's Database provided the information for this section. Existing land data was derived from land use codes and improvement values used by the Tulare County Assessor for property tax assessment purposes. In addition, limited field site checks were conducted by county staff.

Key Terms

- **Agricultural Use.** Land that is used for the production of agricultural products including crops, livestock, orchards, vineyards, and related services.
- **Commercial.** A land use classification which permits facilities for the buying and selling of commodities and services.
- **Developable Land.** Land which is suitable as a location for structures.
- **Development.** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

- **Habitat.** The physical location or type of environment in which an organism or biological population lives or occurs.
- **Industrial.** The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories, and "light industrial" uses, such as research and development and less intensive warehousing and assembly.
- **Land Use Classification.** A system for classifying and designating the appropriate use of properties.
- **Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site. These projects have significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.
- **Office Use.** The use of land by general business offices, medical and professional offices, administrative or headquarters offices and research and development.
- **Open Space Land.** Any parcel or area of land or water which is essentially unimproved and devoted to an open space use.
- **Residential.** Land designated in the Tulare County General Plan and Zoning Ordinance for buildings consisting only of dwelling units. May be vacant or unimproved.

Regulatory Setting

There is no regulatory setting for this section.

Existing Conditions

Existing land use has been organized into generalized land use categories and is summarized on Table 3-20. Classified lands total 4,661.1 square miles of or approximately 96 percent of Tulare County. Open space, which includes wilderness, national forests, monuments and parks, and county parks, encompasses 52.2 percent and is the largest land area. Agricultural uses total over 2,071 square miles or about 43 percent of the entire county. Incorporated cities in Tulare County capture less than two percent of the entire county.

Table 3-20. Summary of Existing Land Use by Generalized Land Use Categories, Tulare County 2003

Generalized Land Use Category	Square Miles	Percentage
Residential	85.6	1.8
Commercial	3.8	0.1
Industrial	6.8	0.1
Agriculture	2,071.1	43.5
Public	13.1	0.3
Open Space (including national forests and parks, timber preserves)	2,480.7	52.2
Classified Subtotal	4,661.1	98.0
Unclassified (includes streets and highways, rivers, canals, etc.)	100.7	2.1
Unincorporated County Subtotal	4,761.2	100
Incorporated Cities	76.9	1.6
Total County	4,838.1	100.0

Source: Tulare County GIS Files 2003; Tulare County Assessor's Database; 2003

Figure 3-7 shows the distribution of generalized land use as of 2003. As expected, the open space designated areas comprise the eastern half of the county, while the other classified uses are clustered within the unincorporated towns and adjacent to incorporated cities, following/paralleling major highway corridors.

Residential Land

The types of residential uses analyzed in this Background Report include: detached single-family homes; multi-family housing including duplexes, apartments, and all structures containing two or more housing units (either individually owned or rented); planned unit developments and condominiums; and mobile homes. Many of the zoning districts established by the Tulare County Zoning Ordinance allow residential use, by right or special use permit.



Tulare County General Plan Update

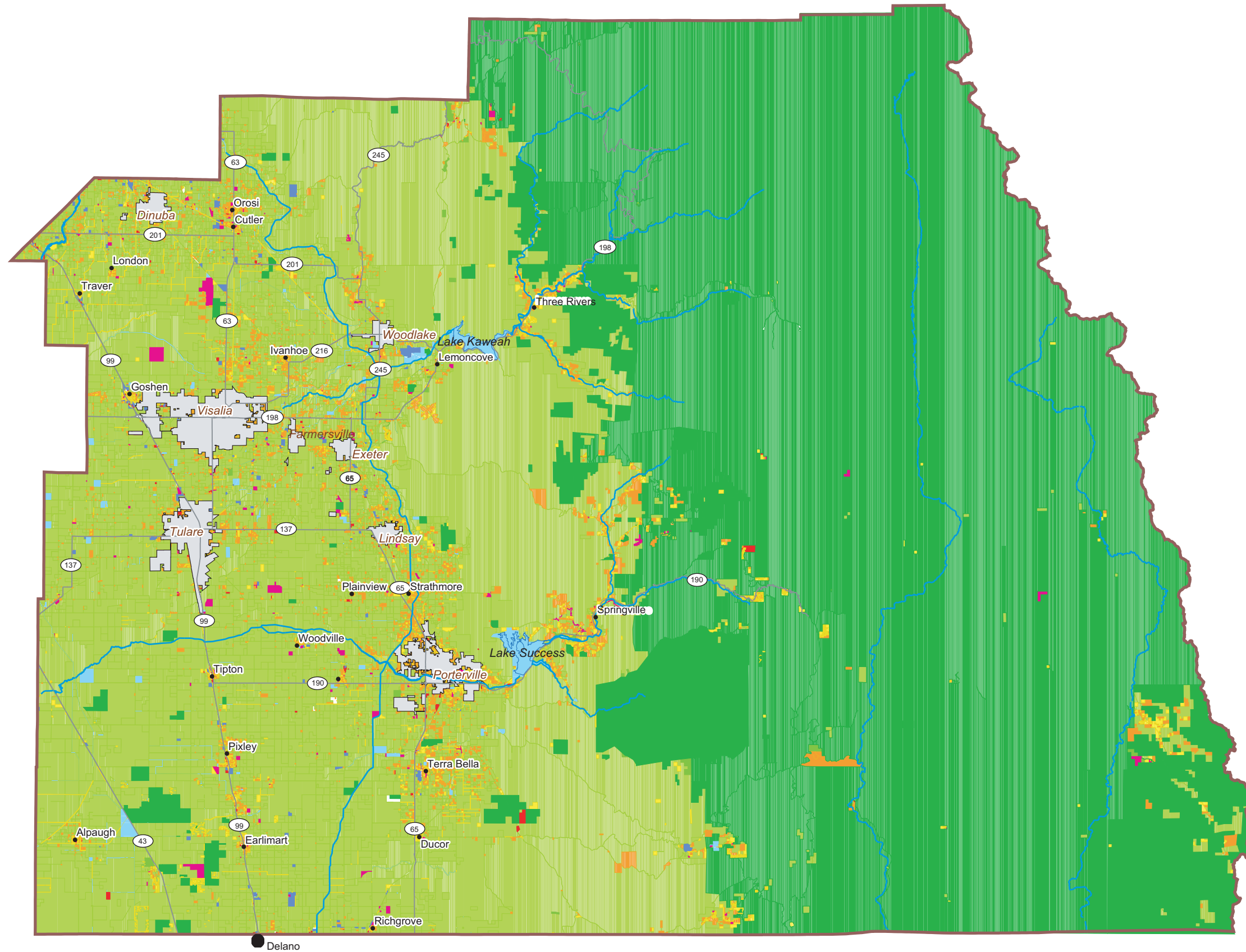
LEGEND

-  Major Roads
-  Rivers
-  Lakes
-  County Boundary
-  City Limits
-  Communities
-  Agriculture
-  Commercial
-  Industrial
-  Residential
-  Parks/Recreation
-  Public/Institutional
-  Open Space/Wilderness
-  Vacant
-  Water



FIGURE 3-7
Existing Land Use

Source: Tulare County; 2003.



Residential lot counts are summarized in Table 3-21 by acreage in the unincorporated county.

Table 3-21. Residential Land Use, Tulare County 2004

General Description	Lot Count	Acres
Residential (non classified)	1,472	2,986
Residential (0-1 DU/A)	4,028	6,630
Residential (1-4 DU/A)	8,336	4,541
Residential (4<-8 DU/A)	10,500	2,027
Residential (8<-12 DU/A)	708	126
Residential (12<-More DUA)	464	54
Mobile Home Park	43	198
Mountain Cabin	1,818	7,209
Single Family Large Lot	3,994	30,461
Total	31,363	54,232

Source: Tulare County Land Use Database, 2000; Tulare County Assessor's Database, 2003

Residentially used lands in unincorporated Tulare County total approximately 54,232 acres on a total of 31,363 parcels. Nearly all of this development exists in the flat valley region with higher lot concentrations located along major highways and around existing cities. Limited residential uses exist in the foothill and mountain regions along highways and in the unincorporated communities of Three Rivers and Springville. These mountain areas also have the largest acreage per residential unit.

Commercial and Industrial Land

For purposes of this analysis, commercial uses include offices, retail establishments, and outdoor storage/sales uses such as car sales, lumber yards, and plant nurseries. Industrial uses include light industrial establishments such as warehouses and mini-storage businesses, and heavy industrial uses involved in the manufacture of large items and/or the use of large manufacturing equipment. Selected assessor land use codes representative of commercial and industrial land uses are summarized on Table 3-22, with the corresponding acreage in each category.

As Table 3-22 shows, the distribution of types of commercial and industrial land uses illustrates the dominance of service and warehouse commercial, and industrial uses in Tulare County.

Table 3-22. Commercial and Industrial Land Uses, Tulare County 2004

General Description	Lot Count	Acreage
Commercial		
Recreation	2	84
Sales Lots	11	26
Services	145	315
Shopping Centers	1	2
Warehousing	106	342
TOTAL COMMERCIAL	160	769
Industrial		
Industrial (Light and Heavy)	343	3,770
Industrial Storage	27	143
Surface Mining	7	452
Total Industrial	377	4,365

Source: Tulare County Land Use Database, 2000; Tulare County Assessor's Database, 2003

Commercial and industrial land uses in the unincorporated county are located primarily along major highways. Limited commercial land uses are also located within the small, rural communities throughout the county.

Agricultural Land

Land uses that are related to agriculture, dairies, forestry, or other activities involving the preservation, use, extraction, or processing of natural resources can be broken into specific land use categories. For example, the general category of agriculture includes such activities as irrigated row crop or permanent crop (orchards and/or vineyards) production, dry land farming, dairies, and grazing or concentrated raising of livestock. Each activity is important and distinct because they have different characteristics of operation and resource consumption. Permanent type crops (orchards and vineyards), row crop production, and dairies consumes more water than dry land farming, which may affect the existing and future capacity of area water supplies and urban land uses. Agricultural use of fertilizer/pest control applications, and/or hours of operation also may cause conflicts with other land uses.

Selected Assessor’s use codes (representative of the principal agricultural uses in Tulare County) are summarized on Table 3-23. According to Table 3-23, the county has 558,176 acres of irrigated agricultural land, 612,721 acres of non-irrigated agricultural land, and 54,659 acres of non-classified agricultural land. It should be noted that Assessor data may not reflect the agricultural use in 2003 since crop patterns change in response to market demands and the land use data compiled by the Assessor may not be current. The data provides a ‘snapshot’ of crop patterns that are representative of Tulare County.

Table 3-23. Agricultural-Related Land Uses, Tulare County 2004

General Description	No. of Lots	Acres
Irrigated Land		
Citrus	4,098	11,107
Field Crops	5,009	345,935
Orchards	3,493	119,567
Vineyards	1,444	81,567
Irrigated Land Subtotal	14,044	558,176
Non-Irrigated Land		
Animals	106	2,724
Bovine	377	41,352
Pasture	382	7,980
Dry Pasture	5,025	559,785
Services	75	880
Non-Irrigated Land Subtotal	5,965	612,721
Other Agricultural (non-classified)	0	54,659
Total	20,009	1,325,556

Source: Tulare County Land Use Database, 2000; Tulare County Assessor’s Database, 2003

Agricultural use is the principal land use in the western two-thirds of the county.

Public/Quasi-Public Land

For purposes of this analysis, public/quasi-public uses will include airports, cemeteries, churches, healthcare, landfills, schools, and utilities. In addition, a category, identified by the County Assessor, for miscellaneous public uses is included. Selected public/quasi-public land uses are summarized on Table 3-24.

Public/quasi-public land uses are primarily located in the unincorporated communities.

Table 3-24. Public Land Uses, Tulare County 2004

General Description	No. of Lots	Acres
Airport	10	956
Cemetery	38	313
Church	236	515
Healthcare	16	73
Landfill	26	1,351
School	104	989
Utility	21	50
Misc. Public	529	4,108
Total	980	8,355

Source: Tulare County Land Use Database, 2000; Tulare County Assessor's Database, 2003

Open Space Land

The largest category of existing land use in Tulare County is open space. This is primarily associated with federally managed lands, such as Sequoia National Parks and Kings Canyon, and Sequoia National Forest and Monument. Other land uses in the open space category include parks and recreation, golf courses, timberlands, wildlife preserves, and campgrounds.

The acreage of open space lands is shown on Table 3-25. This land is located primarily in the eastern half of the county on large, federally owned parcels. Federal and state-owned lands (Sequoia National Forest, Giant Sequoia National Monument, SEKI, and Bureau of Land Management) make up over 95 percent of the total 1.5 million acres in the open space category. Smaller parcels of parks, golf courses, wildlife preserves, and recreation areas are distributed throughout the valley and foothill regions.

Table 3-25. Open Space Land Uses, Tulare County 2004

General Description	No. of Lots	Acreage
Golf Courses	48	1,436
Parks & Recreation Areas	53	55,754
Wildlife Preserves	51	12,615
Timberlands	31	8,894
Wilderness Areas	494	1,508,897
Campgrounds	2	23
Total	679	1,587,619

Note: Wilderness areas include national forests and parks and federal lands.
 Source: Tulare County Land Use Database, 2000; Tulare County Assessor's Database, 2003

Unclassified Land

Unclassified land includes areas that are unavailable for development, such as lakes, rivers, and public rights-of-way (ROW). Public ROWs include streets, highways, and railroads.

The acreage of unclassified land is summarized on Table 3-27.

Table 3-27. Unclassified Land, Tulare County 2003

General Description	No. of Lots	Acreages
Rights-of -Way	15	119
Rivers	61	679
Water Systems	416	12,578
Total	492	13,376

Source: Tulare County Land Use Database, 2000; Tulare County Assessor's Database, 2003

3.5 Existing Zoning Summary

Introduction

The purpose of this section is to summarize existing information regarding the Tulare County Zoning Ordinance.

Methods

The Tulare County RMA Long Range Planning Branch provided the information in this section.

Key Terms

- **Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.
- **Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.
- **Zoning District.** A designated section of the county for which prescribed land use requirements and building and development standards are uniform.

Regulatory Setting

State law requires that zoning ordinances be consistent with the General Plan pursuant to Government Code Section 65860.

Existing Conditions

Tulare County's first zoning ordinance was adopted in 1947 as Ordinance 352. The Zoning Ordinance was adopted as a separate ordinance from the County Code. The Code has been amended numerous times since but has never undergone a comprehensive update.

A major difference between the General Plan and zoning is the level of detail. The General Plan provides broad guidance on the location, type, density, and timing of new growth and development over the long-term. Zoning determines the specific type of use and provides detailed standards for development. Both the land use designations of

the General Plan and the development standards of the zoning ordinance determine the holding capacity and buildout potential of the county. The holding capacity and buildout potential are measures of the ultimate population size and extent of development that could be allowed by the County based on current policies and regulations.

The Zoning Ordinance establishes six residential districts, four commercial, two industrial zones, and thirteen other zones that are related to agriculture, timber, and other resource-related land uses. These zones translate the broad land use categories established by the Tulare County General Plan into more detailed land use classifications.

The text of the Zoning Ordinance contains regulations that govern development and land use in the zoning districts shown on the zoning maps. The ordinance includes three main components: detailed descriptions of each zoning district in terms of the type of land uses that are allowed in each zone; standards for the development of new land uses within each zone (building height limits, setback requirements, off-street parking and sign requirements, minimum parcel size, etc.); and procedural requirements for processing land use permit applications and administration of the ordinance itself.

Table 3-28 lists each zoning district, together with its minimum allowable lot area for new subdivisions of land, and the acreage of land in the unincorporated areas to which each zone is applied. The minimum lot area requirements are expressed in acreage or square footage, and represent the smallest lot size that could be approved in a new subdivision in the applicable zone. In addition, there are seven overlay zones that combine with other zones to provide development requirements of the underlying zoning district.

The zoning acreage data was developed through the use of a geographic information system (GIS). The polygons (rectangles and other multi-sided geometric forms representing areas of specific zoning on the county's zoning maps) were digitized (converted from lines on paper to digital information that can be understood by a computer). This includes all acreage of the county including that within the unincorporated communities and those areas outside of the incorporated cities. The GIS was used to calculate the area of each zone within Tulare County.

3. Land Use and Population

Table 3-28. Zoning District Data, Tulare County 2004

Section of Zoning Ordinance	District Name	Zoning Map Code	Principal of District	Characteristic Uses Permitted in District	Dwelling Units Permitted Per Lot	Minimum Parcel Size	Acres Zoned
4	Rural Residential	R-A	Single family residential units and agricultural production	Single family dwellings and farming uses	1	6,000 Sq./Ft.	59,327
4.5	Mountain Residential	M-R	Single family residential units, agricultural production and open space protection	Single family dwellings, farming and open space	1 unit + 1 additional unit for each 40 Acres	20,000 Sq./Ft.	11,868
5	Single Family Estate Residential	R-O	Single family residential units and agricultural production	Single family dwellings and farming	1	12,500 Sq./Ft.	968
6	Single Family Residential	R-1	Single family residential units	Single family dwellings	1	6,000 Sq./Ft.	4,865
7	Two-Family Residential	R-2	Single family and two-family residential units	Single family and duplex dwellings	2	6,000 Sq./Ft.	860
8	Multiple-Family Residential	R-3	Single family, two-family, and multifamily residential units	Single family, duplex, and multifamily dwellings	4 (more than 4 units requires Site Plan Review)	6,000 Sq./Ft.	521
8.05	Recreation	O	Agriculture, residential, commercial uses.	Those in the R-3 zone, farms, hotels, resorts, grocers, retail stores, restaurants.	4 (more than 4 units requires Site Plan Review)	10,000 Sq./Ft.	1,078
8.07	Commercial Recreation	CO	Commercial uses in the foothill and mountain regions	Commercial/retail oriented toward recreation, tourists, and/or highway travelers	1 per 1,500 Sq./Ft.	12,500 Sq./Ft.	419

Table 3-28. Zoning District Data, Tulare County 2004

Section of Zoning Ordinance	District Name	Zoning Map Code	Principal of District	Characteristic Uses Permitted in District	Dwelling Units Permitted Per Lot	Minimum Parcel Size	Acres Zoned
8.10	Professional and Administrative Office	P-O	Provide locations for office uses.	Offices, administrative services, multifamily dwellings	As provided in the R-3 zone.	10,000 Sq./Ft (6,000 Sq./Ft. for residential uses)	31
9	Automobile Parking Zone	P-1	Provide open parking lots and structures	Parking Lots, single family, duplex, and multifamily dwellings	As provided in the R-3 zone.	6,000 Sq./Ft.	7
9.5	Exclusive Agricultural	AE	Intensive agriculture	Farming and farm related structures	1 unit + 1 per 2.5 acres	5 Acres	3,605
9.55	Exclusive Agricultural	AE-10	Intensive agriculture on 10 acre minimum parcels	Farming and farm related structures	1 unit + 1 per 10 Acres	10 Acres	34,263
9.6	Exclusive Agricultural	AE-20	Intensive agriculture on 20 acre minimum parcels	Farming and farm related structures	1 unit + 1 per 20 Acres	20 Acres	248,285
9.7	Exclusive Agricultural	AE-40	Intensive agriculture on 40 acre minimum parcels	Farming and farm related structures	1 unit + 1 per 20 Acres	40 Acres	530,678
9.8	Exclusive Agricultural	AE-80	Intensive agriculture on 80 acre minimum parcels	Farming and farm related structures	1 unit + 1 per 20 Acres	80 Acres	53,743
10	Agricultural	A-1	Agricultural production	Farming and farm related structures	1	5 Acres	1,497,570
10.3	Foothill Agricultural	AF	Agricultural and open space protection	Farming and farm related structures	1 unit + 1 per 40 Acres	160 Acres	487,904
10.5	Timber Preserve	TPZ	Timber production and management	Forestry and timber related activities	N/A	160 Acres	9,196
10.7	Resource Conservation	RC	Protect natural resources from urbanization	Open Space, single family dwellings, farming and related activities	1 unit + 1 per 40 Acres	160 Acres	10,322

Table 3-28. Zoning District Data, Tulare County 2004

Section of Zoning Ordinance	District Name	Zoning Map Code	Principal of District	Characteristic Uses Permitted in District	Dwelling Units Permitted Per Lot	Minimum Parcel Size	Acres Zoned
11	Neighborhood Commercial	C-1	Residential, commercial, retail, service uses	Those in the R-3 zone, retail stores, and services	As provided in the R-3 zone.	10,000 Sq./Ft.	69
12	General Commercial	C-2	Non-manufacturing retail stores	Those in the C-1 zone, retail stores, businesses, and services	As provided in the C-1 zone.	10,000 Sq./Ft.	1,003
12.5	Service Commercial	C-3	Wholesale and repair services	Those in the C-2 zone, repair shops, services, warehousing	As provided in the C-2 zone.	10,000 Sq./Ft.	358
13	Light Manufacturing	M-1	Manufacturing and processing of non-obnoxious products and services	Those in the C-3 zone, assembly, manufacturing, fabrication, etc	N/A	10,000 Sq./Ft.	2,369
14	Heavy Manufacturing	M-2	Manufacturing and processing of obnoxious products and services	Those in the M-1 zone, gas, boiler works, ovens, mills, canning, plastics, machining, quarry, wood processing, etc	N/A	10,000 Sq./Ft.	702
14.1	Airport Impact	AP	Provide service, commercial, industrial, and agriculture near airports	Farming, Sales, warehousing, and manufacturing	N/A	12,500 Sq./Ft.	487,904
14.3	Special Mobile Home	M	Provide for mobile home use in communities where such housing is desirable.	Mobile Homes (excluding mobile home parks)	1-2	As provided in the underlying zone	N/A

Table 3-28. Zoning District Data, Tulare County 2004

Section of Zoning Ordinance	District Name	Zoning Map Code	Principal of District	Characteristic Uses Permitted in District	Dwelling Units Permitted Per Lot	Minimum Parcel Size	Acres Zoned
14.4	Scenic Corridor Combining	SC	Combine with other zones to protect the visual quality of roads	Open space, farming, billboard regulations	As provided in the underlying zone	As provided in the underlying zone	N/A
14.5	Special Combining	-	Combine with other zones to allow for development below minimum lot requirements	Uses allowed in underlying zone	As provided in the underlying zone	Open	N/A
14.7	Primary Flood Plain Combining	F-1	Protect property in high risk flood areas	Open space, farming, public utilities, parking	As provided in the underlying zone	As provided in the underlying zone	635
14.8	Secondary Flood Plain Combining	F-2	Combine with other zones to protect of property in areas with high risk of flooding	Those in the F-1 zone and single family dwellings	As provided in the underlying zone	As provided in the underlying zone	N/A
16.4	Site Plan Review Combining	SR	Combine with other zones in special areas to require site plan review	Uses allowed in underlying zone and single family dwellings and farming	1	As provided in the underlying zone.	N/A
18.6	Planned Development	PD	Combine with other zones to reduce development restrictions and provide for harmonious uses	Uses allowed in underlying zone	As provided in the underlying zone	As provided in the underlying zone	N/A
Total							3,454,380.1

3.6 City General Plans

Introduction

Like Tulare County, each city has an adopted general plan to guide land use decisions within its jurisdiction. This section summarizes key aspects of each city general plan within Tulare County. It describes the geographical area covered by each general plan, local constraints on future development, and the policies in each plan that respond to city growth, annexation, and population related issues.

Method

Each of the incorporated cities in the county was contacted for current information. A copy of each city's General Plan was obtained and reviewed for the following section.

Key Terms

There are no key terms for this section.

Regulatory Setting

This section provides an overview of the incorporated city general plans in the county. Tulare County has adopted these plans as land use and circulation plans for the areas surrounding cities within the Urban Development Boundaries.

Existing Conditions

The eight incorporated cities in Tulare County contain approximately 241,100 residents (62 percent of the total county population) according to 2003 Department of Finance (DOF) data. Most of these cities are small, farming-service communities surrounded by active agricultural operations. Consequently, one of the biggest issues facing the expansion of such cities is the conversion of prime agricultural land to support additional housing, businesses, and other urban land uses, and the inevitable tension that arises at the interface of daily agricultural operations and suburban uses.

Each of the eight incorporated cities has an adopted general plan outlining growth within their city limits. Tulare County has adopted eight city area plans that help coordinate planning efforts with the cities for the areas outside of each city limit but within the county adopted boundaries. The summary land use table for each general

plan shows the amount of land is within each land use category for the city's plan boundary and the amount that is in the adopted County's Urban Development Boundary.

City of Dinuba General Plan

The City of Dinuba is located in northwestern Tulare County, 14 miles north of Visalia and twelve miles east of SR 99. The Dinuba General Plan is made up of nine elements: Land Use, Circulation, Open Space/Conservation/Recreation, Urban Boundaries, Community Design, Noise, Public Services and Facilities, Safety, and Housing. The General Plan was last updated in 1997 and establishes a planning boundary larger than the County-established Urban Development Boundary; however, all lands outside the Urban Development Boundary within the City's Planning Area are indicated as "Green Belt" areas where development is not expected to occur.

According to the background material contained in the plan Dinuba is expected to have a population growth rate between four and five percent with a population of 27,387 by 2020. With a population of 16,844 (Census 2000), this is over 10,000 additional residents over 20 years.

Because of Dinuba's location it shares a small regional economy with two other cities located in Fresno County; Kingsburg and Reedley. This "triad" of cities, has a unique existence as each city share residents, employees and growth demands but across county lines.

City of Exeter General Plan

The City of Exeter is located at the bisection of SR 65 and SR 198, seven miles east of Visalia, two and one half miles east of Farmersville, and eight miles north of Lindsay. According to the US Census the population of Exeter in 2000 was 9,168. The Exeter General Plan is comprised of seven elements: Land Use and Circulation (2000), Housing (1992), Open Space and Conservation (1991), Safety (1975), and Noise (1976). The Land Use and Circulation Elements are the most recent updates and established two planning boundaries concurrent with County adopted Urban Development Boundaries (2,180 acres) and Urban Area Boundary (4,480 acres).

Exeter's Land Use element contains seven sections related to future growth: land use and population, population and land use projections, land use designations and population densities, planning issues and land use goals, land use policies and actions, land use

designations/zoning district matrix, and a land use map. Through these sections the future growth of Exeter and its surroundings are planned through 2020. In total, the plan anticipates two acreage needs, low and high, based on low and high population expectations in 2010 and 2020. The low land acreage needs for all land use types is 192 acres by 2010 and 421 acres by 2020. The high land acreage needs for all land use types is 320 to 330 acres by 2010 and 716 to 726 acres by 2020.

City of Farmersville General Plan

The City of Farmersville is located about five miles east of the City of Visalia.

The Farmersville General Plan was updated in November 2002 with a timeframe extending 23 years, through 2025. The plan projects two rates of growth during the plan period, with a high build out population estimate of about 20,155 residents and a low build out population estimate of about 17,854. The plan estimates a total land need of approximately 290 acres through the planning period to accommodate expected growth. This land can be provided within the available land in the urban development boundary. Much of the land within the city's planning area outside the current (2003) city limits is rural residential and productive agriculture land.

The General Plan policies foresee future growth and development occurring in designated areas within the city limits and urban development boundary. City staff noted in the plan that Farmersville has underdeveloped commercial and industrial areas in comparison with surrounding Tulare County cities. Constraints to continued development of the city might include: water supply; sewer capacity; air quality; competition for commercial and industrial development with other urban areas; local and regional efforts to preserve prime agricultural land; and traffic congestion.

City of Lindsay General Plan

Lindsay is located approximately 10 miles north of Porterville on State Route 65. This roadway provides the primary link between Lindsay and Porterville.

The 1989 General Plan projects a moderate rate of growth during the planning period that extends to 2010. The 2010 population of the city is projected at 18,240 residents, which translates into an average annual population increase of about 5 percent, well above the annual

historic population increase of 2.4 percent that occurred between 1980 and 1988.

The planning area boundary is also the city's sphere of influence, adopted by the Tulare County Local Agency Formation Commission Organization (LAFCO) in 1985. The General Plan concentrates the expansion of the city to areas that lie within the existing urban service boundary. In addition emphasis is placed on preserving lands identified by the city as reserve, until the city's growth merits its use.

The General Plan policies direct city growth through the planned use of reserved lands. The plan emphasizes the supply of adequate residential lands at densities that meet the needs of all income groups. Further importance is placed on the central business district as a source of economic growth and stability for the city. Factors that could constrain continued development of Lindsay include: overcrowded housing; water supply; air quality; and competition for jobs and housing from other urban areas.

City of Porterville General Plan

Porterville is located about 25 miles southeast of Tulare and is located at the intersection of Highways 65 and 190, at the base of the Sierra Nevada Mountains. The city's General Plan boundary encompasses approximately 45 square miles. Population at the time of adoption of Porterville's General Plan (1990) was 29,563 within the city limits, with projections of 55,489 residents by 2010.

The General Plan policies guide future growth through focused development in currently designated areas within the city limits and urban development boundaries. Such growth includes expanding shopping and retail centers, office space, and industrial land to provide a sustainable economy, and residential growth to meet all groups living in Porterville.

In addition to allocating land uses, the goals and policies of the land use element address issues including: citywide growth; residential development; commercial/retail development; commercial and industrial employment development; public services; downtown retail and professional service development; conservation; and community identity/design. Factors that could constrain continued development of the city include: air quality; competition for commercial and industrial development from other urban areas

(mainly Visalia and Tulare); and local and regional efforts to preserve prime agricultural land and open space.

City of Tulare General Plan

Tulare is the second most populous city in Tulare County (after Visalia) and an employment center. The city is located south of Visalia, along Highway 99.

The Tulare General Plan policies guide future growth to designated areas within the city limits and urban development boundary. The plan's goal is to ensure a self sufficient, full service city where its citizens live, work and play. Such growth includes well planned shopping areas, commercial services, and office space to reduce the out bound/in bound flow of city commuters to surrounding communities.

The goals and policies of the land use element address issues including: citywide growth; residential development; commercial development; office/business park development; industrial development; agricultural preservation; park and recreation facilities; municipal services; and community character. Factors that could constrain continued development of Tulare include: air quality; competition for commercial and industrial development from other urban areas (mainly Visalia); local and regional efforts to preserve prime agricultural land; and traffic congestion.

City of Visalia General Plan

Visalia is the most populous city in Tulare County and is the county's main center for employment. The city is located ten miles north of Tulare on State Route 63 which provides the primary link between the Tulare and the Visalia urban areas.

The Visalia General Plan was last revised in 1990 and updated in 1996 and has a planning horizon through 2020. The plan projects an average annual population increase of 2.75 percent with a projected population of approximately 165,000 residents by 2020. The plan directs the expansion of the city to areas northeast of its existing incorporated boundaries. Much of the land within the city's 90-square mile planning area but outside the current (2003) city limits is rural residential and productive agriculture land.

The General Plan policies guide future growth of the city through managed contiguous and concentric growth from the city's core area.

The plan also emphasizes policies to limit urban sprawl. Special issue areas addressed by the plan include: the College of the Sequoias; transportation; the Visalia Municipal Airport; and the city's three redevelopment project areas.

In 1996 Tulare County revised the land use designations and development standards provided in the 1996 Visalia General Plan for the area outside the City limits but within the Urban Development Boundary.

City of Woodlake General Plan

Woodlake is a small, rural city located 20 miles north of Exeter at the intersection of Highways 245 and 216. The city covers approximately two square miles with a population of 6,925 (2003). The most recent update of the Woodlake General Plan Land Use Element occurred in 1978 and established a 1995 planning horizon. The plan encompasses approximately 21,145 acres.

The plan promotes growth that will continue the city's small town, rural character.

3.7 Spheres of Influence

Introduction

This section discusses the spheres of influence adopted by LAFCO for the cities and other special districts in Tulare County. A "sphere of influence" is a boundary surrounding cities and special service districts that is intended to represent the area into which the city or district will probably expand and extend public services over a twenty year horizon. Spheres of influence and changes to existing sphere boundaries must be approved by the Tulare County Local Agency Formation Commission (LAFCO). LAFCO is a state-mandated regulatory body that oversees changes in jurisdictional boundaries that may include annexations, detachments, formations, dissolutions, consolidations, mergers, incorporations and disincorporations. LAFCO is directed by state law (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) to establish and periodically review the spheres of influence for each agency within its jurisdiction.

Methodology

The Tulare County RMA Long Range Planning Branch, Tulare County GIS, and Tulare County LAFCO provided the information in this section.

Key Terms

- **Annex.** To incorporate a land area into an existing district or municipality, with a resulting increase in the boundaries of the annexing jurisdiction.
- **Level of Service (LOS).** Some communities in California are also developing level of service standards relating to municipal functions such as police, fire, and library service.
- **Local Agency Formation Commission (LAFCO).** A five-member commission established by state law within each county that reviews and evaluates all proposals for the formation of special districts, incorporation of cities, annexation to cities or special districts, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include members who are directors of special districts.

Regulatory Setting

The Tulare County LAFCO has drafted a policy manual to regulate changes in local government boundaries and spheres of influence to implement the requirements of State law.

Existing Conditions

The policies of LAFCO require a plan for the extension of services to be submitted with every application for a boundary change. Other policies discourage the annexation of farmlands when significant areas of non-prime farmland are available, and encourage infill development of vacant areas within cities before the annexation and development of fringe areas.

Spheres of Influence

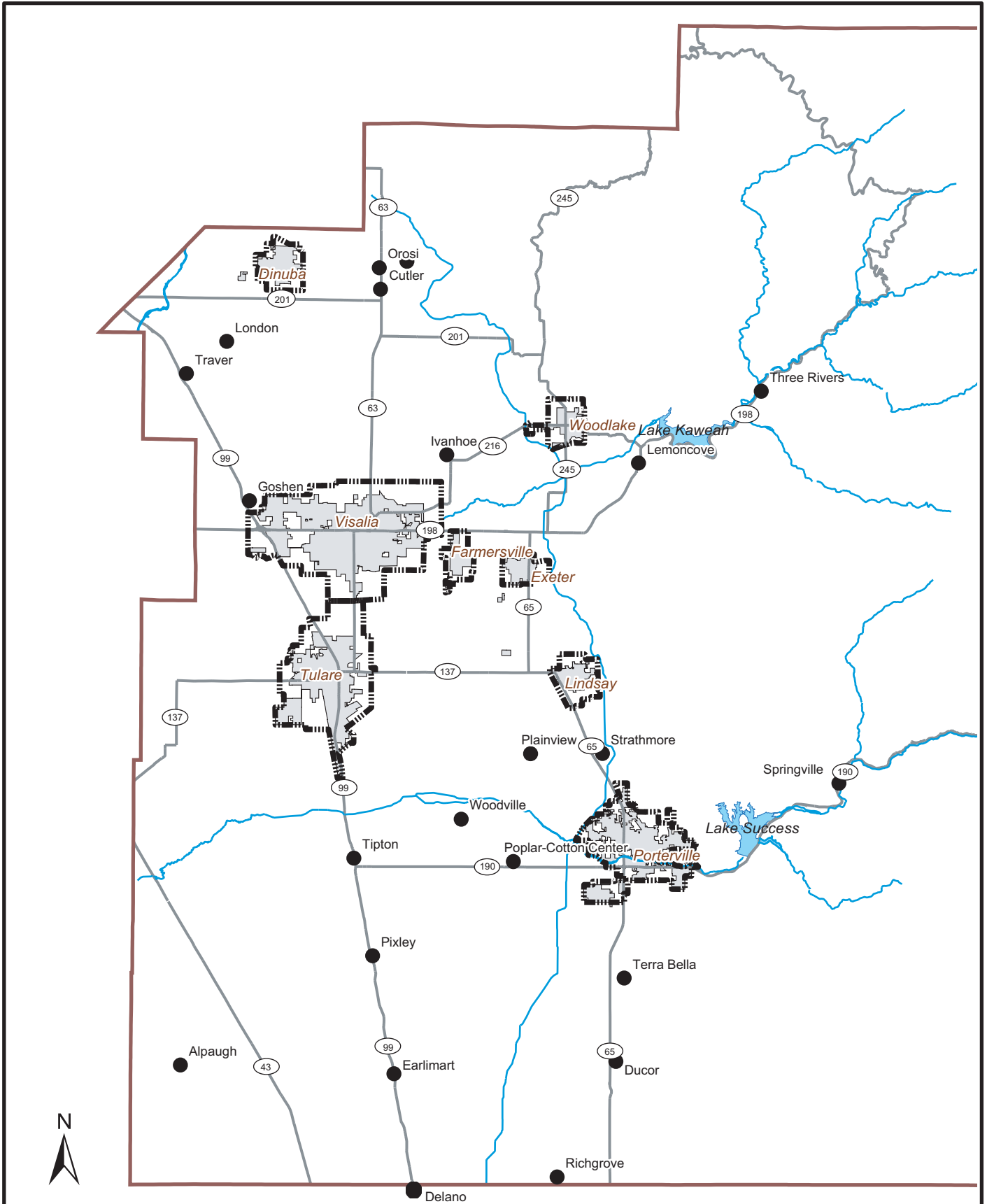
Table 3-29 shows the amount of land that is located within spheres of influence (SOI) for each of the cities in Tulare County. The pattern and distribution of these lands is illustrated in Figure 3-8. In total, the SOIs include approximately 86,059 acres, which is almost twice as much land is currently within incorporated city limits. All of the cities contain at least 40 percent more land outside their city limits, but within their SOI boundary. The city with the largest amount of land remaining in its SOI is Porterville (61.5 percent). This situation is likely due to the high number of unincorporated county “islands” contained within the city of Porterville.

Table 3-29. Spheres of Influence, Tulare County 2004

City	Incorporated Area Acreage	Sphere of Influence Acreage	Percent of SOI Acreage
Dinuba	2,311.1	4,098.1	56.4%
Exeter	1,420.4	2,531.6	56.1%
Farmersville	1,180.9	2,516.7	46.9%
Lindsay	1,633.9	3,928.9	41.6%
Porterville	8,973.1	14,601.8	61.5%
Tulare	10,441.2	20,530.6	50.9%
Visalia	18,255.8	34,144.7	53.5%
Woodlake	1,541.9	3,706.8	41.6%
Total	45,758.3	86,059.3	53.2%

Source: Tulare County GIS; Mintier & Associates, 2004

In comparison with the entire county (3,098,257 acres, including cities), the amount of land contained in SOI boundaries is not significant – 2.8 percent. However, when compared to the total land on the valley floor (933,648.9 total acres, including cities), being those lands below 600 feet elevation and which are most conducive to development, the SOI lands account for approximately 9.2 percent of valley lands.



Source: Tulare County, 2003.



Tulare County General Plan Update



LEGEND

- Major Roads
- Rivers
- Lakes
- County Boundary
- City Limits
- Sphere of Influence
- Communities

FIGURE 3-8
Spheres of Influence

In 2000, Assembly Bill (AB) 2838 (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 as amended) was signed into law to reform local government reorganization law. Highlights of these revisions include, but are not limited to, streamlining and clarifying LAFCO policies and procedures; making LAFCOs neutral, independent, and balanced in their representation of counties, cities, and special districts; strengthening LAFCO powers to prevent sprawl and ensure the orderly extension of government services; enhancement of communication, coordination, and procedures of LAFCOs and local governments; and enhancing opportunities for public involvement, active participation, and information regarding government decision making.

Service reviews were also added to the LAFCO mandate with the passage of AB 2838. A service review is a comprehensive study designed to enhance communications among LAFCO, local agencies, the county, and communities regarding the provision of municipal services. Service reviews attempt to capture and analyze information about the governance structures and efficiencies of service providers, and to identify opportunities for greater coordination and cooperation between providers. The service review is a prerequisite to mandated SOI reviews and updates and may also lead LAFCO to take other actions under its authority.

The Tulare County LAFCO Policy and Procedural Manual implements the Cortese-Knox-Hertzberg Act as mandated: encouraging orderly growth and development and in balancing that development with sometimes competing state interests of discouraging urban sprawl: preserving open space and prime agricultural lands; efficiently extending government services; and providing housing for persons and families of all incomes. The LAFCO Policy C-1 requires that, "As a guideline for determining conformance with Section 56377, an analysis shall be prepared and considered of the amount of land within the existing city limits for the same land use classification as the land use within the annexation proposal, relative to a 10 year supply for residential and 20 year supply for commercial or industrial." The County refers to this as the 10 Year Rule, which mandates LAFCO to monitor the amount of vacant land within the city limits, to avoid leapfrog development and encourage more compact development patterns.

City/County Memoranda of Understanding

Tulare County has entered into memoranda of understanding (MOU) with all eight of its cities regarding land use and tax sharing for the development and annexation of lands within each city's adopted SOI. In addition, a special Island Annexation Tax Sharing Agreement has been entered into with the City of Visalia. In general, the MOU's are Master Tax Sharing Agreements. These MOU's state that the county and cities will reallocate taxes and revenues that are a part of the annexation are between the two agencies. Based on factors such as service providers and various tax revenue generators (e.g., sales, property, and services).

3.8 Surrounding County General Plans

Introduction

Tulare County borders four other counties: Fresno to the north; Kings to the west; Inyo to the east; and Kern to the south. In addition, there are four cities that abut Tulare County: Kingsburg (Fresno County) and Reedley (Fresno County) to the north and Delano (Kern County) to the south

Methodology

The existing general plans for the four bordering counties and three neighboring cities provided the information for this section.

Key Terms

There are no key terms for this section.

Regulatory Setting

Existing Conditions

Although the land use decisions made in adjacent counties are beyond Tulare County's direct control, interjurisdictional coordination should occur through the General Plan update process. Coordination can assist in facilitating consistency in both land use designation and policy creation along common borders. Examples of interjurisdictional issues between Tulare County and its neighboring counties, include, but are not limited to, corridor planning, air and

water quality, and scenic issues. The following summarizes the County General Plans of Fresno, Inyo, Kern, and Kings County.

County Plans

Fresno County General Plan

Fresno County is located to the north of Tulare County. This county is currently the leading agricultural producing county in the nation with about 2,911 square miles of agricultural land. Fresno County is experiencing huge gains in population and development, especially in its 15 incorporated cities. A comprehensively revised General Plan was recently adopted (October of 2000) which assumes doubling of its population by the year 2020. The plan identifies the county as a protector of its agricultural land through policies that direct urban growth primarily to existing incorporated cities. Significant growth is not proposed adjacent to the border of Tulare and Fresno Counties.

The Fresno County General Plan comprises the following seven elements: Economic Development; Agriculture and Land Use; Transportation and Circulation; Public Facilities and Services; Open Space and Conservation; Health and Safety; and Housing.

Kern County General Plan

Kern County is located along Tulare County's southern border. The county consists of valley floor, mountains, foothills, and desert regions. The Kern County General Plan was adopted in 1982. Approximately one million acres of land in the county are outside its direct planning jurisdiction due to the presence of federal agencies and incorporated cities. The policies and proposals in the Kern County General Plan do not appear to be in conflict with forecasted Tulare County growth along their common border.

Inyo County General Plan

Inyo County is located east of Tulare County. Inyo County is mainly a rural county, consisting primarily of public lands managed by the U.S. Forest Service, Bureau of Land Management, and the National Parks Service. Its western border (shared with Tulare County) is in a remote portion of the Sierra Nevada Mountains and consists largely of public lands, such as the Inyo and Sequoia National Forest. The General Plan for Inyo County adopted in 2001 reflects the public ownership and rural, open space nature of the lands within the jurisdiction. Over 80 percent of land within Inyo County is designated

as open space. Due to the interface with public lands, the potential for conflict between the two counties is minimal. One ongoing issue for both counties is the need for coordination between the counties and the U.S. Forest Service and National Park Service.

The Inyo County General Plan comprises the following seven elements: Government; Land Use; Economic Development; Housing; Circulation; Conservation/Open Space; and Public Safety.

Kings County General Plan

Kings County borders Tulare County to the west. The county consists almost entirely of prime agricultural land outside of its four incorporated cities and four unincorporated communities. Updated in 1993, the Kings County General Plan projects modest growth in the unincorporated areas through its 20-year planning horizon. The plan encourages urban development within cities and existing urban areas and maintains large (40 acres or more) parcel sizes outside city expansion areas. There does not appear to be any new or expanded developments proposed along its common boundary that could adversely affect the Tulare County General Plan.

City Plans

Just as land use decisions in neighboring counties are out of Tulare County's control, land use decisions made by the cities that abut Tulare County are also beyond Tulare County control. However, coordination with these jurisdictions can assist in ensuring consistent growth patterns and adequate services for both the cities' and county's residents along the common borders. The following summarizes the city general plans of Delano, Kingsburg, and Reedley.

City of Delano General Plan

The City of Delano is located in Kern County just south of Tulare County on SR 99. Comprised of 38,124 (Census 2000) residents, Delano's primary industry provides support services to surrounding agriculture and manufacturing. Delano is unique in its relationship to Tulare County in that it has grown directly to the edge of the county. Because Tulare County does not provide services to its residents who live on the border of Delano, the county and Delano share Joint Powers Agreement within the County Service Line and a Tax Transfer Agreement whereby half of the related taxes go to Delano for serviced properties. In addition, Delano is now (2004) causing development pressure from commercial and residential interests who want to

develop in Tulare County next to Delano, despite not having available services.

City of Kingsburg General Plan

The City of Kingsburg is located in Fresno County just north of Tulare County on SR 99. Kingsburg is comprised of 9,199 (Census 2000) residents and is similar to other SR 99 cities having much of its growth centered along the highway, which it also relies on for distribution, transit, and economic growth. Kingsburg is makes up a triad of cities, including Reedley (Fresno County) and Dinuba, which rely on each other for residential growth, employment, and retail.

City of Reedley General Plan

The City of Reedley is located in Fresno County, about six miles north of Dinuba on Road 80 (Alta Avenue). Reedley is comprised of 20,756 (Census 2000) residents and provides support services to surrounding agriculture. The city also has a junior college, which provides education opportunities to surrounding communities. Reedley is also a part of the triad of cities, including Kingsburg (Fresno County) and Dinuba, which rely on each other for residential growth, employment, and retail. Reedley has continued to growth south in recent years with several residential projects now (2004) in the approval process. This recent growth trend has put pressure on Road 80 (Alta Avenue) which is expected to surpass its capacity by 2010. This is documented in the General Plan where anticipated population in 2012 is expected to be between 30,205 and 55,201 (a large difference due to large fluctuations in recent growth rates).

The City of Reedley General Plan contains eight elements as follows: Land Use, Circulation, Housing, Open Space, Conservation, Recreation, Safety, and Noise. The land use element (the element that directly guides growth) is comprised of eleven sections that cover existing conditions, growth indicators, growth and development policies, and land uses. Land use designations described by the plan include: Agriculture, Urban Reserve, Estate Density Residential, Medium Density Residential, High Density Residential, Office Commercial, Neighborhood Commercial, Community Commercial, Central Business Commercial, Service, Commercial, Recreation Commercial, Floating Neighborhood Commercial, Limited Industrial, General Industrial, Public Facilities, Open Space, and Buffers.

3.9 Regional Plans and Policies

Introduction

State law requires Tulare County and various regional agencies to undertake special planning efforts to address certain issues that are either not required to be addressed in the General Plan, or include a larger area than a single county. This section discusses plans affecting regional land use, growth, and development in Tulare County.

Method

The information provided in this section was provided from various regional agencies. Each is described in relation to how it influences certain aspects of the county.

Key Terms

- **Approach Zone.** The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction.
- **Air Pollution.** Concentrations of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.
- **California Environmental Quality Act (CEQA).** A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.
- **Clear Zone.** That section of an approach zone of an airport where the plane (defining the glide path) is 50 feet or less above the center-line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.
- **Emission Standard.** The maximum amount of a pollutant that is legally permitted to be discharged from a single source, either mobile or stationary.
- **Hazardous Material.** Any substance that, because of its quantity, concentration, or physical or chemical characteristics,

poses a significant presence or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

- **National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that cannot be legally exceeded during a specified time in a specified geographical area.
- **Ozone.** A tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.
- **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.
- **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.
- **Solid Waste.** A general category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Regulatory Setting

This section provides for the assessment of the regional plans and policies of agencies as they pertain to the categories listed below.

Existing Conditions

The following topical categories provide a framework for the different regional agencies that influence land use in the county. Under each topic the existing conditions and regulations of each is described as it pertains to land use. Included in this discussion is land use and population, flood control, watersheds, airport land use policy plans,

hazardous waste management, solid waste management, water quality, and air quality.

Land Use and Population

Tulare County Association of Governments

The Tulare County Association of Governments (TCAG) is the product of a Joint Powers Agreement between Tulare County and its eight cities. The purpose of TCAG is to assist local jurisdictions in obtaining federal assistance, review and coordinate applications for federal programs, and provide a clearinghouse for the coordination and review of state funded projects. In addition, TCAG is the Metropolitan Planning Organization for Tulare County, which makes it responsible for, “continuous, cooperative, and comprehensive planning” in the Visalia urbanized area. In addition, TCAG is Tulare County’s acts as the Regional Transportation Planning Agency.

TCAG is directed by a Board of Governors, which is comprised of sixteen members: one from each of the eight cities, five member of the Board of Supervisors, and three members-at-large. These members act as the Council of Governments, the Regional Transportation Planning Agency, and the Metropolitan Planning Organization. These members and the District Director of Caltrans act as the Policy Advisory Committee, providing advice to issues being presented to the Board of Governors.

TCAG provides population projections based on DOF estimates to use in regional transportation and housing planning. As required by state law, TCAG administers the apportionment of housing allocation requirements for various income and housing categories for all communities in the county. These are based on DOF and census data, and also on data received from each city and the county.

TCAG also prepares and coordinates numerous regional transportation planning services and studies including the Regional Transportation Plan (RTP) and mitigation banking. In 2001, the South Tulare County East-West Road Study was completed. The main objective of the study is to explore transportation infrastructure needs for east-west conditions along State Routes 99 and 65.

TCAG has recently developed the 2004 Regional Transportation Plan (RTP). The RTP is a 20-year planning document that is consistent with the RTP to qualify projects for the State Transportation Improvement Program (STIP). The first RTP was written and adopted in 1975 with

updates occurring every two years. In 1999, the California Transportation Commission (CTC) amended the requirement to update RTP's every three years. The 2004 RTP is based on regional transportation facilities and the proposed constrained improvements funded during the time frame of this plan. More information on the 2004 RTP is provided in Section 5, Transportation and Circulation.

TCAG designates Urban Area Boundaries (which define expansion boundaries around cities and unincorporated urban communities) using updated city and county general plans to adjust existing urban boundaries. Urban Boundary Plans provide the cities and county with the ability to coordinate plans, policies and standards relating to construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental impact reports, Urban Area Greenbelt studies, and other matters affecting development on the urban fringe.

Tulare Flood Control Master Plan

There are several flood control and storm drainage systems and programs within incorporated cities, unincorporated areas, and among certain cities. They address flood control issues at the sub-regional and city level. Tulare County has a 1970 Flood Control Master Plan and several ordinances related to flood damage prevention. These are derived mainly from Federal Emergency Management Agency (FEMA) programs.

Tulare Watersheds Control Master Plan

There are at least 11 major watersheds that contribute to the water supply for Tulare County. The watersheds identified by the Environmental Protection Agency (EPA) and the California Rivers Assessment are listed below:

- Upper Kern;
- South Fork Kern;
- Upper Poso;
- Upper Deer-Upper White;
- Upper Tule;
- Upper Kaweah;

- Mill;
- Upper King;
- Tulare-Buena Vista Lakes;
- Owens Lake; and
- Indian Wells-Searles Valleys.

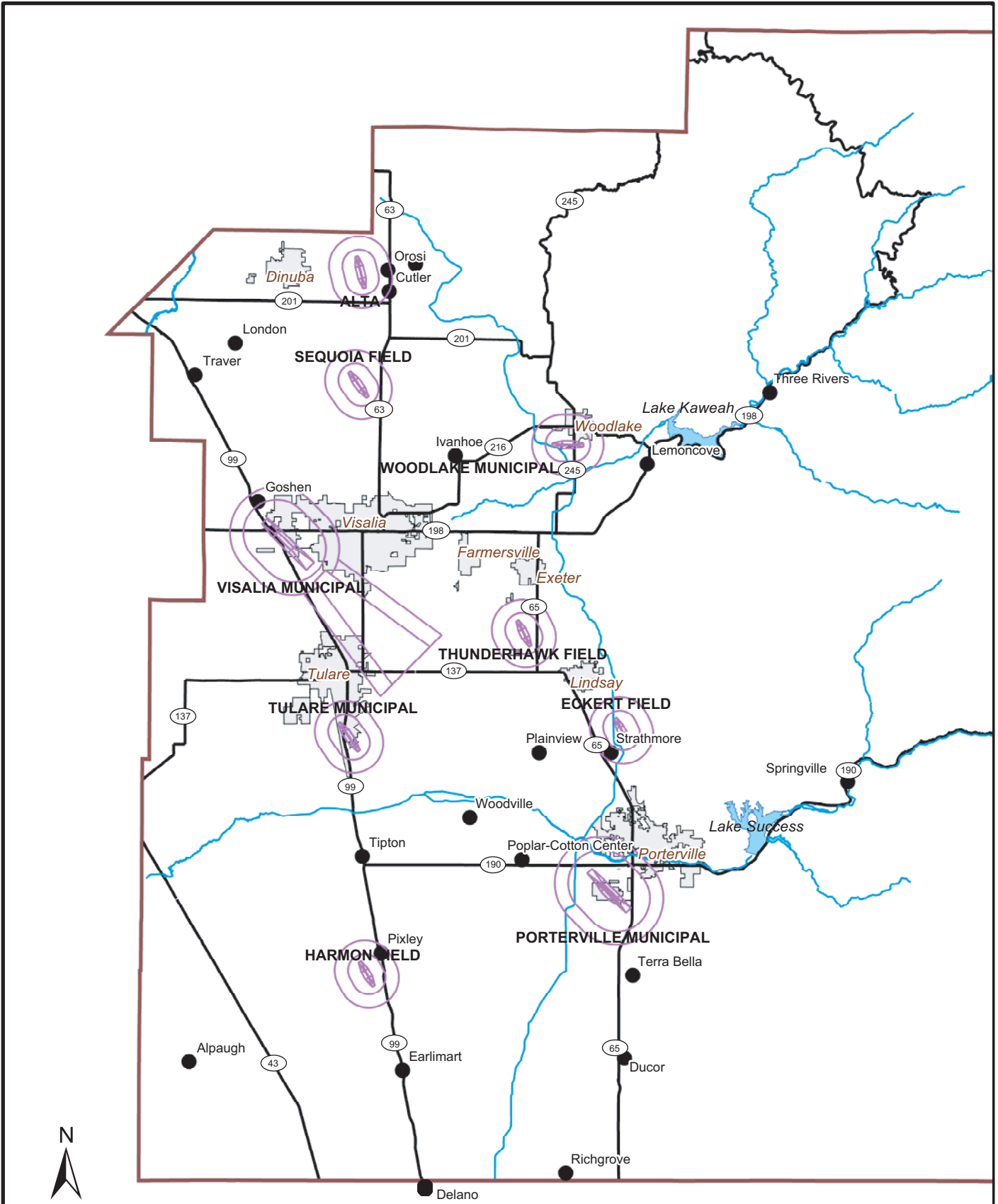
Tulare County Airport Land Use Commission

A total of nine public airports (7 active) operate within Tulare County. These include five publicly owned and operated facilities (Harmon Field [currently closed], Porterville Municipal, Sequoia Field, Tulare Municipal [Mefford Field], and Visalia Municipal) and four privately owned and operated airports (Alta Airport [currently closed], Thunderhawk Field, Eckert Field, and Woodlake Airport). The locations of airports in the county and the airport zones are shown on Figure 3-9.

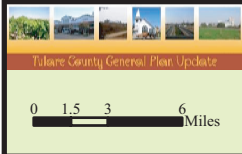
The county's role in air transportation is strictly limited to land use considerations in support of state and federal regulations. California Public Utilities Code, Sections 21670-21679.5 (Chapter 4, Article 3.5) provide the statutory authority for the establishment of the Tulare County Airport Land Use Commission (ALUC) and its adoption of procedures and policies.

Section 21675 requires that ALUC adopt a land use compatibility plan for each public airport and for the surrounding area. Tulare County has found its General Plan to be consistent with the California Airport Land Use Plan. These plans are important to the Tulare County General Plan update process because the General Plan of any city or county must be consistent with the applicable airport land use plan.

The Tulare County Airport Land Use Commission is the board that oversees airport issues and development of the Airport Land Use Plan (ALUP) in Tulare County. The commission is consists of two aviation specialists as defined by the ALUP and seven County Planning Commissioners.



Source: Tulare County, 2003.



	Major Roads		City Limits
	Rivers		Airport Zones
	Lakes		Communities
	County Boundary		

FIGURE 3-9
Airport Safety Zones

Airport land use plans determine compatible uses and building heights to ensure the continued viability of each facility. The plans contain policies and regulations that discourage land uses that would be inconsistent with safe airport operations. The plans prohibit high-occupancy uses (such as apartments, hospitals and schools) as well as uses sensitive to noise (such as residences) within both clear and high day-night noise level (DNL) zones around each airport based on the expected noise exposure and the likelihood of an accident.

In addition to the adopted Airport Land Use Plans for existing airports, Tulare County has also adopted an Aviation Element (1985) as part of the General Plan. This element outlines the county's goals and objectives pertaining to the growth and maintenance of its airports. The goals and objectives of the element identify existing conditions and future needs, analyze existing programs related to the county's airports, provides alternative growth measures for the future, and recommends improvement and implementation measures for the airports.

A total of nine public airports (7 active) operate within Tulare County. These include six publicly owned and operated facilities (Harmon Field [currently closed], Porterville Municipal, Sequoia Field, Tulare Municipal [Mefford Field], Woodlake Airport, and Visalia Municipal) and three privately owned and operated airports (Alta Airport [currently closed], Thunderhawk Field, and Eckert Field). The only airport whose runways do not run northwest-southeast is Woodlake. Its runway runs east-west. The locations of airports in the county and the airport zones are shown on Figure 3-10.

- **Alta Airport.** Alta Airport, which is currently closed, is a Basic Utility, Stage 1 Airport located four miles east of the City of Dinuba.
- **Eckert Field.** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Eckert Field Airport to ensure compatibility. The Tulare County General Plan and Zoning Ordinance provide additional land use controls.
- **Harmon Field.** Harmon Field is closed due to hazardous waste cleanup operations. The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Harmon Field Airport to ensure compatibility.

Land use controls are provided by the Tulare County General Plan.

- **Porterville Municipal Airport.** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Porterville Municipal Airport to ensure compatibility. Both the City of Porterville and Tulare County General Plans and Zoning Ordinances provide land use controls for the Porterville Municipal Airport. The Federal Aviation Regulations (FAR), Part 77, also apply to the Porterville Municipal Airport. An Airport Master Plan has been prepared for the facility by the City of Porterville.
- **Sequoia Field.** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Sequoia Municipal Airport to ensure compatibility. Land use controls are provided by the Tulare County General Plan.
- **Thunderhawk Field.** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Thunderhawk Field Airport to ensure compatibility. Land use controls are provided by the Tulare County General Plan and Zoning Ordinance, as well as the General Plan and Zoning Ordinance of the City of Lindsey.
- **Tulare Municipal Airport (Mefford Field).** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Tulare Municipal Airport to ensure compatibility. Both the City of Tulare Master Plan and Zoning Ordinance and the Tulare County General Plan and Zoning Ordinance provide land use controls for the Tulare Municipal Airport. The Federal Aviation Regulations (FAR), Part 77, also apply to the Tulare Municipal Airport. An Airport Master Plan has been prepared for the facility by the City of Tulare.
- **Visalia Municipal Airport (VMA).** The Tulare County Comprehensive Airport Land Use Plan (adopted June 24, 1992, amended November 30, 1995) guides land use decisions within the vicinity of the Visalia Municipal Airport to ensure compatibility. The City of Visalia and Tulare County General Plans and Zoning Ordinances as well as the Goshen Community Plan provide land use controls for the Visalia

Municipal Airport. The Federal Aviation Regulations (FAR), Part 77, also apply to the Visalia Municipal Airport. An Airport Master Plan has been prepared for this facility, and is currently being updated.

- **Woodlake Municipal Airport.** The Tulare County Comprehensive Airport Land Use Plan guides land use decisions within the vicinity of the Woodlake Municipal Airport to ensure compatibility. Land use controls are provided by the Tulare County and City of Woodlake General Plans and Zoning Ordinances.

The operations of these airports are discussed in greater detail in Chapter 5.

Hazardous Waste Management

The Tulare County Hazardous Waste Management Plan (CHWMP) was adopted by the Board of Supervisors in May of 1989. The plan contains descriptive background information and policy guidance for: current hazardous waste generation; projected hazardous waste generation to the year 2000; capacity analyses; hazardous waste reduction; siting of hazardous waste management facilities; hazardous waste transportation; underground storage tank regulations; disclosure information on contaminated sites; and asbestos and infectious waste. The plan also includes programs for hazardous waste management, enforcement, inspection and monitoring, small quantity generators, household hazardous wastes, and implementation.

The Tulare CHWMP also identifies a comprehensive set of siting criteria for hazardous waste facilities and identifies areas of the County where such criteria might be applicable upon more detailed site-specific investigations. Siting criteria reflects four broad categories: high hazard areas, public safety, physical limitations of the site area, and site-specific features.

Solid Waste Management

Tulare County and its eight cities worked together in a countywide effort to prepare a Countywide Integrated Waste Management Plan (CIWMP). The CIWMP includes a Source Reduction and Recycling Element (SRRE), Household Hazardous Waste Element (HHWE) and Non-disposal Facility Element (NDFE). The CIWMP is required by the California Integrated Waste Management Act of 1989, Assembly

Bill 939 (AB 939). AB 939 mandates that all cities and counties in California meet waste diversion goals of 25 percent and 50 percent by 1995 and 2000, respectively. Additional information is provided in Section 10, Safety.

Tulare County and each of the incorporated cities are responsible for SRRE planning, implementation, and monitoring. In addition, each is responsible for the public information, budgeting, implementation, and enforcement of waste management and plan administration. The Solid Waste Management Technical Advisory Committee (SWMTAC) acts as the LTF and provides advice and assistance for the preparation of the CIWMP. This committee is comprised of representatives of the solid waste and recycling industries and cities.

The county's SRRE includes four main components: source reduction, recycling, composting, and special waste. Each identifies existing diversion programs and examines, evaluates, and selects future diversion programs. Additionally, the SRRE includes goals and objectives on education and public information, disposal facility capacity evaluation, funding, and integration.

According to the Tulare County Integration Summary Plan, approximately 425,102 cubic yards of solid waste was generated in the county in 1995. About 109,989 tons (26 percent) were diverted through source reduction, recycling, and composting activities. As of 2003, there are three operating landfills in the county. These include Teapot Dome, Visalia, and Woodville. There are seven transfer facilities located in Badger, Balance Rock, Camp Nelson, Earlimart, Kennedy Meadows, Pine Flat, and Springville. Additional information is provided in Section 6, Public Services and Facilities.

According to disposal projection needs in the SRREs of the cities and unincorporated area, the permitted MSW landfills are projected to provide combined disposal capacity to the county through 2012, assuming implementation of selected SRRE programs. Table 3-30 lists the quantity of waste collected in each jurisdiction in the county as well as the landfill used by each jurisdiction.

Table 3-30. Waste Quantities Collected, Tulare County Jurisdictions

Jurisdiction	Waste Quantity Collected per Day		Waste Quantity Collected per Year	
	Tons	Cubic Yards	Tons	Cubic Yards
Dinuba	64	108	20,000	33,333
Exeter	35	59	11,040	18,400
Farmersville	22	38	7,080	11,800
Lindsay	3	56	10,440	17,400
Porterville	138	230	42,600	71,000
Tulare	243	405	75,000	125,000
Visalia	467	779	144,000	240,000
Woodlake	17	29	5,440	9,066
Unincorporated	355	592	109,502	182,503
Total	1,380	2,300	425,102	708,503

Source: Tulare County Solid Waste Management Plan; 2003

Central Valley Regional Water Quality Control Board (CVRWQCB)

Tulare County is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (CVRWQCB) (Regional Board). The board is comprised of nine members from various jurisdictions and agencies related to water quality and control. The mission of the board is to preserve and enhance the quality of California’s water resources for present and future generations.

Tulare County is included in the Water Quality Control Plan for the Tulare Lake Basin. This basin comprises the drainage area of the San Joaquin Valley south of the San Joaquin River. This basin only drains north into the San Joaquin River in years of extreme rainfall. The basin is enclosed by five different mountain ranges, creating a horseshoe shape. It comprises approximately 10.5 million acres, of which 3.25 million acres are in federal ownership. The maximum length and width of the basin is 170 miles and 140 miles, respectively. The basin encompasses numerous surface water features including lakes, rivers, streams, canals, and subsurface waters. Aquifers and ground water comprise all subsurface waters that occur in fully saturated zones, fractures within soils and other geologic formations. The closed nature of the Tulare Lake Basin allows for minimal subsurface outflow. This restricted outflow can lead to an accumulation of salts within the basin due to importation and evaporative uses of water. The largest water quality problem of the basin is the accumulation of salts. This problem can be compounded by overdrafting ground water for municipal, agricultural, and industrial purposes. Extracting groundwater from deeper

hydrogeologic formations and outside sources can exacerbate the concentration of salts in ground water.

The CVRWQCB attempts to maintain water quality through control of wastewater discharge types. Point source wastewater in Tulare County includes: municipal wastewater; oil field wastewater by (by Tera Bella); winery discharges; solid waste sites; and other industrial uses. Point source discharges must meet wastewater discharge requirements, or obtain a wastewater waiver. Non-point sources include drainage and percolation from a variety of activities comprising: agriculture; forestry; recreation; and stormwater runoff. Non-point sources are difficult to identify, but can be mitigated by State management practices.

These point and non-point discharge types are created by a variety of land uses. These land uses are affected by the standards set forth by the Regional Board. The Board attempts to maintain and enhance water quality through the implementation of standards in the following categories: agriculture; overdraft; salinity; silviculture; mineral exploration and extraction; erosion; recreation; well standards; controlled burning; municipal and domestic wastewater; industrial wastewater; stormwater; hazardous and non-hazardous waste disposal; and other discharge activities. Each of these categories is directly related to a type of land use that has generated it. Agriculture is a prime example of a non-point source of wastewater. Agricultural uses many types of fertilizers, pesticides and large amounts of water. The fertilizers and pesticides may increase the salinity and toxicity of water quality. The large amounts of water used for irrigation also increase the salinity of the water supply and can lead to groundwater overdrafting.

The CVRWQCB administers the National Pollutant Discharge Elimination System (NPDES) permit program which controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Identified point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

Tulare County's biggest water quality issue is with natural occurring nitrate and arsenic. This is especially a problem in the western

portions of the county near Alpaugh. Issues related to nitrate levels include a charging regulatory framework.

San Joaquin Valley Unified Air Pollution Control District

Tulare County is located within the San Joaquin Valley Air Basin (SJVAB) which includes eight counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare. The basin is bordered by mountains on the west, south, and east; to the north, the basin extends to the Sacramento Valley Air Basin. For purposes of regulating and monitoring air quality, Tulare County is under the jurisdiction of the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). See Section 9 for more details.

3.10 Federal and State Plans and Policies

Introduction

Land use policies or plans adopted for federal or state-owned land within Tulare County are important to the General Plan update process because the management and use of such public lands can have significant effects on existing and future surrounding land uses transportation systems, and quality of life. Because federal and state agencies are generally not subject to the policies and plans adopted by local governments such as Tulare County, an understanding of the issues of federal and state agencies is vital to ensure effective inter-jurisdictional cooperation and coordination during the county's planning process.

Methodology

The information provided in this section was provided from various federal and state agencies. Each is described in relation to how it influences certain aspects of the County.

Key Terms

- **Acre-Feet.** The volume of water one-foot deep covering an acre of land.

Regulatory Setting

This section provides for the assessment of the Federal and State plans and policies of agencies as they pertain to the categories listed below.

Existing Conditions

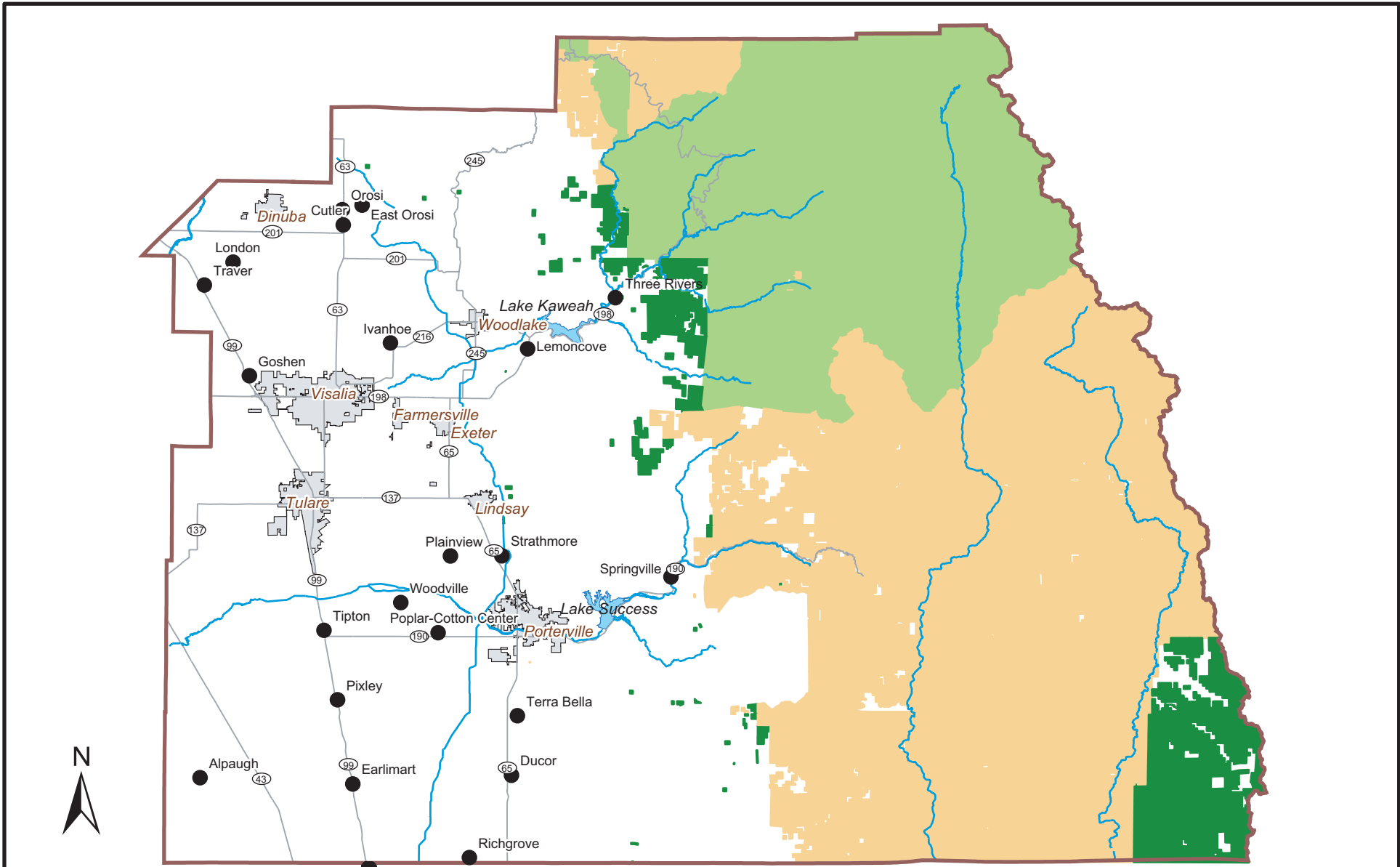
The most significant land holding in Tulare County are managed by the United States Forest Service (USFS), National Park Service (NPS), and the State of California. Figure 3-10 shows the location of federal lands in Tulare County.

U.S. Department of Agriculture U.S. Forest Service

National forests are managed by the United States Forest Service (USFS), which is a part of the U.S. Department of Agriculture. Tulare County contains portions of two national forests: Sequoia National Forest which includes a majority of the northeastern portion of the County, and Inyo National Forest which makes up the remaining southeastern portion of the County.

Land use and resource management decisions within the National Forests are outside of the Tulare County's jurisdiction, although the USFS typically seeks County input on major issues under consideration. However, activities and land use decisions within the National Forests can affect Tulare County in a number of ways, especially to the extent that economic use and enjoyment of the Forest contributes to the economy and quality of life in Tulare County.

In an effort to establish long-range planning and management of the national forests, Congress passed the Forest and Rangeland Renewable Resources Planning Act of 1974 (RPA), and the National Forest Management Act of 1976 (NFMA), that amended the RPA. These laws require comprehensive, long-range forest plans to be prepared for each national forest that details, among other things, how the resources within the forest will be managed, used, and preserved for the next 10 to 15 years. The management plans stress "multiple use" strategies that encourage the economic use of resources within the forest. Such resources include timber, water, and mineral resources, as well as recreation.



Source: Tulare County; 2003.

Tulare County General Plan Update

0 3.5 7 14 Miles

	Major Roads		City Limits		Communities
	Rivers		Bureau of Land Management (BLM)		National Forest Service (NFS)
	Lakes		National Park Service (NPS)		
	County Boundary				

FIGURE 3-10
Federally Managed Lands

Sequoia National Forest and Giant Sequoia National Monument

Located at the extreme southern end of the Sierra Nevada range, 62 percent of Sequoia National Forest is located within Tulare County, with 26 percent in Kern County and 12 percent in Fresno County. The forest boundary includes 1,119,045 acres of national forest land and 54,155 acres under other ownership (private, county, state, etc.). Several small communities are also located within the forest boundary.

Management of the Sequoia National Forest is directed by the Sequoia National Forest Land and Resource Management Plan (1988), which has been amended by the Sierra Nevada Forest Plan Amendment. The plan provides a management program reflecting a mix of activities that allow for the use and protection of forest resources. It also fulfills the legislative requirement for the Sequoia National Forest while addressing local, regional, and national issues. To accomplish this, the plan: allocates land uses; establishes management direction and associated goals and objectives of the forest for 10-15 years; specifies the standards, approximate timing and intensity of practices necessary to achieve that direction; and establishes the monitoring and evaluation requirements needed to ensure that the plan is being implemented in a predictable manner. The intent of the plan is to provide increased public benefits from the forest while maintaining the long-term productivity of the land.

The Giant Sequoia National Monument (Monument) is also located in the Sequoia National Forest. The 327,760-acre monument was established by Presidential Proclamation on April 15, 2000. The Monument Final Environmental Impact Statement (FEIS) presents seven alternatives designed to manage the giant sequoias and other objects of interest. The management plan for the monument will consist of a selected alternative that establishes the management direction for its land and resources. It will amend the current Sequoia National Forest Land and Resource Management Plan (Forest Plan), as previously amended by the Sierra Nevada Forest Plan Amendment (Framework).

U.S. Department of Interior, National Parks Service

Sequoia/Kings Canyon National Parks encompass a portion of eastern Tulare County. Management of this area is carried out by the National Park Service, an agency of the U.S. Department of the Interior. The Natural and Cultural Resource Management Plan (National Park

Service, 1999) for Sequoia and Kings Canyon National Parks, guides overall management of the parks. The Plan addresses broad resource topics including vegetation, wildlife, fire ecology, water resources, and impact of human use.

The Backcountry Management Plan (1986) discusses the approach to backcountry management, which encompasses nearly 90 percent of Sequoia and Kings Canyon National Parks. Presented in the plan are goals to “provide recreational settings that do not significantly impair park resources, the processes that shape them or the quality of experience distinctive to them.” The plan provides an overview of existing backcountry facilities and resources and describes the management objectives for various activities including the policies and actions required to implement them.

Currently, the 1971 General Management Plan is being updated. It is expected to be adopted in 2005. This plan will address all land management issues in the parks.

Recently (2004) Sequoia/Kings Canyon National Park prepared a Transportation Plan to guide the usage, development, and maintenance of roads leading to and crossing over the parks.

U.S. Department of Interior

Tule River Indian Reservation. The Tule Indian Reservation is located east of the City of Porterville and south of Springville. According to Census 2000 the reservation is home to 566 people. The reservation covers about 84.47 square miles of land and has approximately 179 housing units.

U.S. Department of Interior, Bureau of Land Management

The Bureau of Land Management (BLM), is an agency of the U.S. Department of the Interior. The BLM manages approximately 112,000 acres of land and resources that are owned by the federal government and an additional 43,000 acres that is split between private land ownership and federally owned resources. The guiding resource management document is the Resource Management Plan (1984). BLM land in Tulare County is located in the Calliente Planning Area, and is managed by the Bakersfield Resource Management Plan (RMP). The RMP is the basis for determining land use decisions for the planning area. Management decisions focus on discrete areas that can be separated on the basis of similar issues, problems, resources, or

management needs. The management areas are generally segregated by geographic areas for development or maintenance of resources.

The RMP has four major areas. Each describes a combination of management objectives, allocations, and guidelines that direct the location for activities, the resource conditions to be maintained, and the use limitations expected to be necessary to meet management objectives. Each area is preceded by a brief summary of the characteristics of the management area and existing land use allocations.

The RMP provides policies, goals, and objectives developed to guide long-range as well as day-to-day land use decisions. The plan assesses current authorizations and actions to ensure conformity with the plan within a set timeline. The RMP is used to screen actions initiated by the private sector and/or other agencies to determine whether they may be permitted.

Uses of the Calliente Area BLM land include: grazing leases, mostly for cattle operations; mineral exploration and development; and recreational uses. The RMP also manages cultural, air quality, 15 environmental areas, biological, and recreation lands. The plan consists of 17 Special Management Areas that contain resources or opportunities that warrant a level of management narrowly focused on a localized resource or resource use concern.

United States Army Corps of Engineers

The U.S. Army Corps of Engineers (ACOE) oversees and maintains two dams in Tulare County: the Terminus Dam of Lake Kaweah and the Success Lake Dam. Through their work, the County is provided with flood safety, water resources, electricity, recreation, and camping. Both dams are located within the boundaries of the county's Foothill Growth Management Plan.

Lake Kaweah lies on the western Sierra Nevada foothills, and is approximately 30 miles east of the City of Visalia on State Route 198. The lake is situated about 20 miles west of the entrance to Sequoia National Park. Management of the Terminus Dam and Lake Kaweah administered by the Sacramento District of the ACOE regional office in Lemon Cove, California. The lake was formed by the construction of the dam on the Kaweah River. The dam was completed in 1962 by the ACOE to provide flood control and water conservation. Energy

production was added in 1990 with the construction of the Terminus Power Plant.

The Lake Kaweah facility includes: a lake; dam; spillway; power penstocks; day use area; camping facilities; and a commercial marina. The spillway of the Terminus Dam was recently raised by 21 feet increasing the storage space of Lake Kaweah by 42,600 acre-feet.

Management of Lake Success and its dam is administered by the Sacramento District of the ACOE regional office in Porterville, California. It includes a recreation area, located 8 miles east of the City of Porterville in the western portion of the Sierra Nevada foothills. Construction of the earth-filled dam was completed in 1961. It spans 3,490 feet across the Tule River and is 142 feet high. When full, the lake holds 82,000 acre-feet of water with a surface area of 2,450 acres.

The Lake Success facility includes: a lake; dam; spillway; power penstocks; day use area; camping facilities; and a commercial marina. Seasonal hunting is also permitted in the 1,400 acre Wildlife Management Area. Future plans for Success Dam include raising the spillway by 10 feet and lengthening the spillway by 165 feet. This addition will increase Lake Success' capacity by 28,000 acre feet. The dam raising is currently (2004) on hold pending further analysis of the seismic integrity of the dam. This is a result of a fault line being found under the dam.

California Department of Fish and Game

The California Department of Fish and Game (CDFG) oversees all waterways in the state, including lakes, streams, or rivers containing fish or wildlife. The CDFG is the authority for the permitting of streambed alteration agreements and dredging permits. Tulare County is located in the Southern Sierra District of the CDFG. Monache Meadows Wildlife Area is also located within Tulare County. This 248-acre area lies within the Inyo National Forest. Monache Creek and the South fork of the Kern River cross this area. The wildlife area is the habitat of the golden trout, Sierra Nevada fox, wolverine and the spotted owl.

California State Lands Commission

The State of California acquired sovereign ownership of all tidelands and submerged lands and beds of navigable waterways upon its admission to the United States in 1850. The state holds these lands for the benefit of its residents and visitors for statewide public trust

purposes that include: waterborne commerce; navigation; fisheries; water-related recreation; habitat preservation; and open space. The Commission has the authority to grant three kinds of permits: mineral extraction leases; dredging permits (required to dredge navigable waterways for the improvement of navigation, reclamation, and flood control); and land use leases.

California Department of Forestry and Fire Protection

Fire risk management and prevention is crucial to the hundreds of thousands of acres of open space and communities that span across unincorporated Tulare County. The state, in conjunction with the Tulare County Fire Department, implements the Tulare Unit's Fire Management Plan (2004). The plan describes the County, its fire history, stakeholders, and best course of action to limit the impact of fires. Through careful calculations the partnership between the county and state assures that land uses are such that the destructive forces of fire are limited.

CDF also operates the Mountain Home Demonstration State Forest in Tulare County. The Demonstration Forest is one of eight research forests which provide a place to test and demonstrate improved forest management practices. The Mountain Home Forest is comprised of 4,807 acres. Office and contact information is located in Springville at P.O. Box 517, Springville, CA 93265. More information on fire protection is provided in Chapter 6, Public Services and Utilities.

The State Reclamation Board

The State Reclamation Board maintains jurisdiction over all federal flood control projects and levees that are either part of such projects or that may affect such projects. The Reclamation Board is authorized to grant encroachment permits for any activity proposed along or near flood control levees, including changes in land use, construction, earthwork, or removal of vegetation. Examples of projects that the Reclamation Board oversees include the dam expansions at Lake Kaweah and Lake Success.

California State Parks and Recreation Department

The California Department of Parks and Recreation administers state park land in southern Tulare County at the Colonel Allensworth State Historic Park. The park is located seven miles west of Earlimart on County Road J22.

Allensworth is the only California town to be founded, financed and governed by African Americans. The small farming community was founded in 1908 by Colonel Allen Allensworth and a group of others dedicated to improving the economic and social status of African Americans. Uncontrollable circumstances, including a drop in the area's water table, resulted in the town's demise. With continuing restoration and special events, the town is coming back to life as a state historic park. The park's visitor center features a film about the site. A yearly rededication ceremony reaffirms the vision of its pioneers.

State Department of Parks and Recreation

The State Department of Parks and Recreation reviews development projects in relation to State recreation facilities. Within the department of Parks and Recreation, the State Office of Historic Preservation (SHPO) monitors state and federally registered historic resources, as well as carrying out other statutory responsibilities.

California Regional Water Quality Control Board

The California Regional Water Quality Control Board (RWQCB) maintains jurisdiction over discharges into all rivers, creeks, streams, and canals. Any project that will discharge wastes into any surface waters must conform to waste discharge requirements established by the RWQCB. The requirements serve as the Federal National Pollutant Discharge Elimination System (NPDES) permit. The RWQCB also works to obtain coordinated action in water quality control, including prevention and abatement of water pollution and nuisances.

California Department of Transportation

The California Department of Transportation (Caltrans) has authority over all state route and freeway right-of-ways, including easements, and undeveloped right-of-ways that have been acquired in anticipation of future construction. Any project that proposes to construct a road connection or perform earthwork within a state route or freeway must obtain an encroachment permit from Caltrans.

State Department of Boating and Waterways

The State Department of Boating and Waterways comments on river oriented features of a riverfront project such as potential for navigation hazards, relation to existing or planned boating facilities,

and the public trust doctrine. The department also administers grants and loans for marina development and boat ramps, and reviews federal and local ordinances regulating boating activities.

State of California Native American Heritage Commission

The State of California Native American Heritage Commission reviews projects and comments on potential impacts to Native American archaeological resources. The Commission is directly involved with a procedure if Native American artifacts or remains are discovered during construction activities.

Non-Governmental Land Management Agencies

Introduction

The non-governmental land use management agencies, such as foundations and trust, within Tulare County are important to the General Plan Update process because these agencies can have significant impacts on existing and future land uses. An understanding of these organizations is vital to ensuring cooperation with Tulare County.

Methodology

The information provided in this section was provided from various non-governmental agencies. Each is described in relation to how it influences certain aspects of the county.

Key Terms

There are no key terms for this section.

Regulatory Setting

This section provides for the assessment of the general goals and policies of non-governmental agencies as they pertain to the categories listed below.

Existing Conditions

Non-governmental agencies hold land in Tulare County and provide land management such as agricultural protection and wildlife habitat conservation. These organizations generally conserve lands through habitat restoration and land trusts. Other organizations act as lobbyists to promote land conservation and habitat protection.

The Nature Conservancy & Sequoia Riverlands Trust

The partnership between the Sequoia Riverlands Trust (SRT) and The Nature Conservancy took place in December of 2000 to protect over one million acres of natural and agricultural lands in Tulare County. The Nature Conservancy provides technical consultation services and on ground support for land acquisition and restoration to SRT. Both organizations goal is to plan for long-term land stewardship to keep the Sequoia foothills in their natural state.

Mountain Lion Foundation. The Mountain Lion Foundation is a non profit organization that holds lands and provides habitat restoration and protection throughout California. In Tulare County this group is most active in the protection of species habitat. Examples of the work the Mountain Lion Foundation conducts in Tulare County includes improving trout habitat on the Little Kern River, acquiring 154 acres of land for the protection of vernal pools, and accepting 40 acres of valley lands near Allensworth to protect San Joaquin Kit Fox and Sink Scrub habitat.

Sierra Los Tulares Land Trust. Fundamental to the mission of the Sierra Los Tulares Land Trust is the protection of natural, scenic, agricultural, and historic lands in the southern Sierra foothills and Tulare Valley. The focus area of this organization spans from the southern Sierra foothills in the Kings, Kaweah, Tule, and Kern watersheds, into the Tulare Lake Basin of the Kings, Kern, and Tulare Counties. Sierra Los Tulare Land Trust was formed when three land trusts combined in 2000. The organization owns the Kaweah Oaks, Herbert Wetland Prairie, and Lewis Hill Preserves. In addition the organization owns four other areas that are protected through conservation easements. In 2000 the trust was attempting to acquire four additional conservation easements totaling over 2000 acres.

American Farmland Trust. The American Farmland Trust provides advocacy and land conservation programs to the agricultural regions in Tulare County. Overseeing agricultural land protection in Tulare County is a joint effort between AFT and local governments and agencies known as the Growth Alternative Alliance. This organization works in Tulare County with local farmers to establish agricultural conservation easements. In addition, public outreach is conducted to educate and gain support for agricultural land preservation.