



Tulare County General Plan Update

## Goals & Policies Report

# Tulare County General Plan



January 2008

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**Tulare County**

# **General Plan Goals & Policies Report**

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**January 2008**

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# TULARE COUNTY GENERAL PLAN

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## **Tulare County General Plan**

# **PART I**

## **GOALS & POLICIES REPORT**

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## A. General Plan Framework



The Tulare County General Plan Framework Component provides an overview of the General Plan's development and organization (Section 1) and the geographic policies that will shape the future of the communities, hamlets, cities, and unincorporated areas in the County (Section 2). In keeping with the Value Statements and Guiding Principles developed for the General Plan (see below), this component is designed to focus new unincorporated growth into the County's communities and hamlets, encouraging economic development and protecting the County's extensive agricultural, scenic, cultural, historic, and natural resources.

### Value Statements

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

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

### Framework Concepts

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#### Concept 1: Agriculture

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

#### Concept 2: Land Use

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

#### Concept 3: Scenic Landscapes

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



## A. General Plan Framework

### **Concept 4: Natural and Cultural Resources**

As Tulare County develops its communities and hamlets, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through proper site planning and design techniques. Development will be avoided in naturally and culturally sensitive areas wherever possible.

### **Guiding Principles**

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#### **Principle 1:**

Provide opportunities for small unincorporated communities to grow or improve quality of life

#### **Principle 2:**

Promote reinvestment in existing communities and hamlets in a way that enhances the quality of life in these locations

#### **Principle 3:**

Protect the County's important agricultural resources and scenic natural lands from urban encroachment

#### **Principle 4:**

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

#### **Principle 5:**

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

#### **Principle 6:**

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



# 1. Introduction

## 1.1 General Plans in California

State law requires each County and city to prepare and adopt a comprehensive and long-range General Plan for its physical development (Government Code § 65300). This General Plan must address the seven topics (referred to as “elements”) of land use, circulation, housing, open-space, conservation, safety, and noise (Government Code § 65302), to the extent that the topics are locally relevant. Cities and counties in the San Joaquin Valley must address air quality matters as specified by Government Code § 65301.1. Cities and counties may also include other topics of local interest, as they choose (Government Code § 65303).

Together, the seven mandated elements of a General Plan form a comprehensive set of planning policies as follows:

- The **Circulation Element** identifies the general location and extent of existing and proposed transportation facilities and utilities,
- The **Conservation Element** addresses the conservation, development, and use of natural resources,
- The **Housing Element** is a comprehensive assessment of current and future housing needs for all segments of the County’s population, as well as a program for meeting those needs,
- The **Land Use Element** designates the general distribution and intensity of land uses within the unincorporated areas of the County,
- The **Noise Element** identifies major noise sources and contains policies intended to protect the public from exposure to excessive noise levels,
- The **Open-Space Element** describes measures for the preservation of open space for the protection of natural resources, the managed production of resources, and for recreation and public health and safety, and
- The **Safety Element** establishes policies to protect the public from risks associated with natural and human-made hazards such as seismic, geologic, flooding, wildfire hazards, and air pollution.

The air quality matters that must be addressed as part of a General Plan for a city or County in the San Joaquin Valley include data and analysis, goals, policies and objectives and feasible implementation strategies to improve air quality. Therefore, the Tulare County General Plan also contains an Air Quality Element.

A comprehensive General Plan provides a jurisdiction with a consistent framework for land use decision-making. The General Plan has been called the “constitution” for land use development to emphasize its importance to land use decisions. The General Plan and its maps, diagrams, and development policies form the basis for the County’s zoning, subdivision, special or conditional use permit, building permit and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, nor public works project may be approved unless the County finds that it is consistent with the adopted General Plan.

A local jurisdiction may adopt a General Plan in the format that best fits its unique circumstances (Government Code § 65300.5). In doing so, the jurisdiction must ensure that the General Plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. Tulare County has chosen to adopt a General Plan update that consolidates some of the mandatory elements and includes several optional elements targeted at addressing the unique planning needs of the County (see the next section for details).

## 1.2 Tulare County General Plan

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### General Plan Update Documents

The Tulare County General Plan update included the preparation of a number of major documents. These documents can be divided into two categories: the General Plan update documents, and General Plan supporting documents used to assist in the decision-making process, but not as a part of the adopted General Plan.

The General Plan update document is organized into and consists of three parts:

- **Part I** includes the Countywide Goals and Policies Report. This report is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the County. It also identifies a full set of implementation measures that will ensure the goals and policies in the General Plan are carried out,
- **Part II** includes area policies for the valley (Rural Valley Lands Plan), corridors, foothills (Foothill Growth Management Plan) and mountains (Mountain Framework Plan). This part tailors additional goals and policies to specific, unique regions and areas in the County, and
- **Part III** consists of previously adopted community plans, the Kings River Plan, Mountain Sub-Area Plans. These plans are not being amended at this time and will continue in effect. Newly adopted corridor plans and County adopted city General Plans will also be part of Part III.

In addition, the General Plan includes Chapter 6, the Housing Element, last updated in 2003, and the Animal Confinement Facilities Plan (ACFP), a voluntary element adopted in 2000. The ACFP is part of Chapter 8, Environmental Resources Management, § 4.3.

### General Plan Supporting Documents

- **Policy Alternatives Report.** This report discusses the major planning issues facing the County and alternative approaches to address these issues. The report distills the input of the public, members of the Tulare County Board of Supervisors and Planning Commission, the

General Plan Technical Advisory Committee (TAC), and County staff.

- **Background Report.** This report provides a detailed description of the conditions that existed within the Planning Area during the development of the General Plan. The Background Report reflects conditions within the Planning Area in 2005.
- **General Plan Policy Matrix.** This report organizes extensive comments on the November 2006 Draft Goals and Policies Report, received from Tulare County residents, Technical Advisory Committee members, RMA staff, the Tulare County Planning Commission, and the Tulare County Agricultural Advisory Committee. Staff comments also constitute a major part of the matrix comments including issues that were not yet addressed as raised during study sessions with the Board of Supervisors, other County advisory bodies, and as a result of coordination meetings with many County departments and divisions. This document will serve to explain the rationale basis for many of the policies, and will be a valuable tool for users of the General Plan in coming years.
- **Environmental Impact Report (EIR).** This report is comprised of:
  - **General Plan/EIR Executive Study.** This document provides an overview of the General Plan and its component documents. It describes the planning area, summarizes the General Plan objectives, provides a brief overview of existing conditions, summarizes the issues raised during preparation of the General Plan, and summarizes the environmental impacts associated with the General Plan, and
  - **The Environmental Impact Report.** This report prepared for the General Plan is designed to meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission, Board of Supervisors, members of the public, and interested public agencies will use the EIR during review of the Draft General Plan in order to understand the potential environmental implications associated with implementation of the General Plan.



### General Plan Framework

The Goals and Policy Report (Part I) sets out a hierarchy of goals, policies, and implementation programs designed to guide future development in the County. To provide an easy-to-use format, the Goals and Policies Report is divided into four components. Each component contains a set of related elements that have been grouped together based on the close relationship of those elements.

Each component will start with an overview of the elements contained in that component and present the guiding principles used in the preparation of these elements. The individual elements will build on these guiding principles, with each element containing a set of goals, policies, and implementation measures that will be used to guide the future of the County.

In each element, goals and policies are numbered according to the topic they address. A one-, two-, or three-letter acronym is given to identify each element. This acronym is used to identify all goals and policies in a given element, and is used to identify which policy and implementation measures go together. For example, goals and policies for the Land Use Element have the acronym "LU."

This Goals and Policies Report is organized as described below. Chapters 2 through 13 constitute the elements included in the General Plan update.

<b>PART I – GOALS &amp; POLICIES</b>	
<b>Component A General Plan Framework</b>	
This component introduces the Goals and Policies Report, provides a profile of Tulare County, and establishes a Planning Framework Element for the County.	
Introduction Chapter 1	<b>Tulare County Overview</b> The introduction covers General Plans in California, the design of the Tulare County General Plan, and organization of this Goals and Policies Report.

<b>PF</b>  Chapter 2	<b>Planning Framework</b> This element provides the framework for planning in the County, including a description of regional, community and hamlet areas. This element describes the creation of community and hamlet growth boundaries, defines parameters for growth in unincorporated areas outside of these areas (including guidance on new towns), and describes the relationship between unincorporated areas and cities.
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<b>Component B Tulare County Prosperity</b>	
This component includes the elements that shape the County's land use and economic futures.	
<b>ED</b>  Chapter 3	<b>Economic Development</b> This element establishes the goals, policies, and implementation measures to guide economic development within the County.
<b>AG</b>  Chapter 4	<b>Agriculture</b> As a key component of the County's economy, this element provides a single location to draw together the range of policy tools needed to protect and enhance this segment of the County's future.
<b>LU</b>  Chapter 5	<b>Land Use</b> This element establishes the policy direction that will be used to guide the development of residential, commercial, industrial, and other land uses in the County while seeking to protect agricultural lands, open space, the environment and scenic landscapes.
<b>H</b>  Chapter 6	<b>Housing (existing element)</b> In compliance with the detailed requirements of State law, this element identifies housing needs and sets out policies and programs to meet those needs.

<b>Component C Tulare County Environment</b>	
This component covers topics related to natural and cultural resources and public health and safety.	
<b>SL</b>  Chapter 7	<b>Scenic Landscapes</b> This element sets policies pertaining to organizing features, such as rural landscapes, scenic corridors, and urban forms that make Tulare County unique.

<b>ERM</b> Chapter 8	<b>Environmental Resources Management</b> This element identifies goals, policies, and implementation measures to ensure the appropriate use, enjoyment, and protection of natural and cultural resources in Tulare County.
<b>AQ</b> Chapter 9	<b>Air Quality</b> This element covers issues related to the protection and improvement of air quality in the County, including those specified by Government Code § 65302.1.
<b>HS</b> Chapter 10	<b>Health and Safety</b> This element establishes the goals, policies, and implementation measures as they apply to noise, geologic/seismic hazards, flood hazards, man-made hazards, and emergency operations plans.
<b>WR</b> Chapter 11	<b>Water Resources</b> This element addresses issues related to both water quality and water supply in the County.

<b>Component D Tulare County Infrastructure</b>	
This component covers the infrastructure systems necessary to ensure adequate services and capacity to handle anticipated growth.	
<b>TC</b> Chapter 12	<b>Transportation and Circulation</b> This element identifies goals, policies, and implementation measures designed to ensure that transportation and circulation needs are met within the County.
<b>PFS</b> Chapter 13	<b>Public Facilities and Services</b> This element presents goals, policies, and implementation measures seeking to provide adequate public facilities and services as water, solid waste, wastewater, electricity and gas, fire protection, telecommunications, law enforcement, and schools.

<b>PART II – AREA PLANS</b>	
This part in the General Plan provides the policy guidance required to address matters specific to defined geographic areas and corridors in the County.	
<b>RVLP</b>	<b>Rural Valley Lands Plan</b> This chapter sets the Rural Valley Lands

Section 1	Plan, an area plan for the San Joaquin rural valley floor.
<b>C</b> Section 2	<b>Corridors</b> This chapter sets out area plan policies for development within corridors adjacent to transportation routes within the valley area of the County.
<b>FGMP</b> Section 3	<b>Foothill Growth Management Plan</b> This chapter sets out the Foothill Growth Management Plan that continues to guide development in the County foothills. The FGMP is generally above the 600 foot elevation contour.
<b>MFP</b> Section 4	<b>Mountain Framework Plan</b> This chapter sets out area plan policies for the Sierra Nevada region. The Mountain Framework Plan includes all lands located east of the Foothill Area, which generally coincides with the westerly boundary of the federal lands in the County.

<b>PART III – COMMUNITY, SUB-AREA, CORRIDOR AND COUNTY ADOPTED CITY GENERAL PLANS</b>	
This part in the General Plan is reserved to contain the adopted community plans, the Kings River Plan, and the Mountain Sub-Area Plans. No changes are proposed for these plans as part of this General Plan update, and therefore, these plans are not circulated with the draft General Plan. Additionally, this part will be where future adopted corridor plans and County adopted city General Plans will be housed.	

Table 1-1 illustrates how the elements of the Tulare County General Plan (left column) relate to the seven mandatory elements set out in State law (across the top of the table). A solid square (■) indicates that the issues identified in a State-mandated element are covered in the County element identified in the left column. For Tulare County elements with no square, this is an optional element.

**Table 1-1. Relationship between County's General Plan and the State-Mandated Elements**

Tulare County Elements	State-Mandated Elements							Noise
	Land Use	Air Quality	Circulation	Housing	Open Space	Conservation	Safety	
Part I								
Planning Framework	■							
Economic Development								
Agriculture					■	■		
Land Use	■	■						
Housing				■				
Scenic Landscapes								
Environmental Resources Management					■	■		
Air Quality		■					■	
Health & Safety		■					■	■
Water Resources						■	■	
Transportation & Circulation		■	■					
Public Facilities & Services			■					
Part 2								
Area & Corridor Plans	■		■					
Part 3								
Community, Sub-Area, Corridor and County Adopted General Plans	■		■					

### 1.3 Community Involvement Process

In preparing this updated Tulare County General Plan, the County conducted an extensive community involvement process. An overview of this process is provided in the following paragraphs.

#### General Plan Technical Advisory Committee

To provide guidance in the General Plan update, the County created an advisory committee – the General Plan TAC. The TAC was made up of representatives from the cities in Tulare County, County staff, agency representatives, other advisory groups (e.g., Agriculture Advisory Committee), and interested individuals. The TAC was designed to be a sounding board for ideas generated during the development of the General Plan. This committee was involved in each step in the development of the General Plan, and provided technical input to the team involved in preparing the General Plan update and to the Planning Commission and Board of Supervisors.



*Technical Advisory Committee meeting*

TAC meetings were held on a monthly or bi-monthly basis, depending on the demands of the project. All meetings were open to the public and provided opportunities for public input.

#### Community Workshops

During preparation of the General Plan, input from the public was a vital and ongoing component. There were five series of community workshops held during the development of the General Plan, organized into three steps:

- Step 1. Topical Alternatives,
- Step 2. Land Use Alternatives, and
- Step 3. General Plan Review.

Each series of workshops was held in multiple locations throughout the County to ensure everyone had a chance to be involved.

Step #1 related to the identification of “Topical Alternatives.” That is, alternatives that address a topic of interest like economic development. During the first workshop series, the public was asked to identify the key challenges and opportunities that will face the County in the coming years. Generally, all the workshops demonstrated concerns about air quality, water quality, and water availability. There was also concern about the image and economic impacts of the continued conversion of agricultural land to residential development. As in many Central Valley communities, people identified the need to diversify the economic base and provide higher paying year-round employment.

The leading assets identified at the workshops featured the County’s natural and cultural diversity. Natural and working landscapes (farms) were both linked to an overall quality of life, and also as part of a growing visitor industry. Outstanding farming due to high quality soils was also identified as a key asset by County residents and stakeholders. The people and communities of the County were also put forward as popular assets.

Following the first series of workshops, Workshops 2 and 3 focused on land use alternatives. During these workshops, participants were invited to provide their insight into the shape, form, and location of growth in the future.

From the list of issues and opportunities gathered during Workshop 1, the consulting team, County staff, and the TAC identified 11 topics that were key areas of interest to the public. Each of the 11 “topical issues” was stated in the form of a question and used during Workshop 4 to get public input on the potential solutions or actions they felt the County should evaluate as part of the General Plan. The 11 topical issues are shown in the text box on the next page.

The final step in public participation followed the development of the draft Goals and Policies Report. These workshops were used to solicit input on the overall direction provided in the plan and a look at key changes contained in the General Plan.

## Newsletters

As part of the General Plan’s community involvement process, several newsletters were prepared to provide updates on the progress of the General Plan.

## Postcard Mailers

**At various stages of the planning process, postcard mailers were issued to inform County residents of meeting dates and where further information could be located.**

A General Plan website was maintained during development of the General Plan to provide up-to-date information on the General Plan Update process ([www.co.tulare.ca.us](http://www.co.tulare.ca.us)). This site contains schedules for future meetings and provides a location to download documents prepared during the project.

## Public Hearings

The Planning Commission and the Board of Supervisors will hold formal public hearings to solicit public input on the General Plan and environmental impact report.

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## 1.4 Environmental Analysis

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As required by the CEQA (CEQA, Public Resources Code § 21000, et seq.), the Planning Commission and Board of Supervisors will consider the findings of an environmental impact report (EIR) prior to recommending/adopting the General Plan, respectively. In order to minimize redundancy, the General Plan and EIR have been prepared as a combined document, as allowed under § 15166 of the State CEQA Guidelines. The components of the General Plan taken together will meet the CEQA requirements for EIR content and analysis. The Background Report will provide the environmental setting, the Goals and Policies Report and Area Plans will embody the project description and environmental mitigation, and the General Plan Summary will provide an executive summary of the EIR. The EIR document itself contains the analysis of significant effects and other remaining components required by CEQA.

Feasible mitigation measures recommended to reduce the potential environmental impacts of the General Plan below a level of significance will be incorporated as policies and programs in the General Plan. Mitigation monitoring, as required

under CEQA, will be done by implementation of the General Plan and through annual reports to the Planning Commission and Board of Supervisors on the status of General Plan implementation.

	Implementation	Implements		2007-2010	2010-2015	2015-2030	On-Going
		What Policy	Who is Responsible				
<b>Example</b>	County shall develop standard methods for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents. The County shall do this in conjunction with the SJVAPCD and the cities in Tulare County. [ <i>New Program</i> ]	AQ-1.5	RMA, Planning	■			



## 1.5 General Plan Goals and Policies Report Organization

### Organization: Hierarchy and Format of Components, Elements, Topics, Goals and Policies

As stated above, this General Plan update Goals and Policies Report is organized into four components. Each component includes one to five elements of the same type or nature, of related subjects. After an introduction including key terms, and an overview of existing conditions each element is then broken down into topics. Each topic contains relevant goals and policies that will be used by the County to guide future land use, development and environmental protection decisions. Each topic will have one or more goals. The topics are numerically one and a decimal, titled in bold and separated from goals and policies by a column-wide line.

Each goal is a statement that describes in general terms a desired future condition or “end” state or result. A goal provides general direction. Each goal has one or more policies. Consistency determinations are not made based upon a specific goal but made based upon policies set out under that goal. Each goal will be set out in a box. On the left side of the box is the goal’s reference number, initials identifying the element and a numeral indicating the number of the goal in a sequence in that element. For each goal, the information in the brackets shows whether this goal has been modified from the existing General Plan or if it is a new goal. A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal. The County has strived to develop clear and unambiguous as policies. In this General Plan update, every goal has one or more policies associated with it. The letters and first number (e.g., “AQ-1”) shows what goal this policy supports. The final number in identifier (e.g., “5”) shows that this is the fifth policy supporting Goal AQ-1.

These parts of the Goals and Policies Report will be formatted as set out in the following example:

### Tulare County Environment Component

#### Chapter 9. Air Quality [Element]

#### 9.1 Regional Perspective [Topic]

[Goal]

**AQ-1**

To improve air quality through a regional approach and interagency cooperation. [New Goal]

*Example*

[Policy]

#### AQ-1.1 Cooperation with Other Agencies

The County shall cooperate with other local, regional, federal, and State agencies in developing and implementing air quality plans to achieve State and federal Ambient Air Quality Standards. The County shall partner with the San Joaquin Valley Air Pollution Control District (SJVAPCD), Tulare County Association of Governments (TCAG), and the California Air Resources Board (CARB) to achieve better air quality conditions locally and regionally. [ERME IV-C; *Open Space for the Preservation of Air Quality*; Recommendation 3] [ERME; Pg 135, Modified]

#### Consistency Determinations: Interpretation: Goals and Policies; Types of Policies

As mentioned above, goals are not the measure or basis for consistency determinations with this General Plan update. Goals serve as general direction-setters. Each goal is a statement that describes in general terms a desired future condition or “end” state or result. Policies set out the direction against which consistency findings will be made. General Plan policies fall into four categories depending on the purpose they serve and how they are implemented.

- **Framing Policies.** These are general policy statements that set out broad direction, much like a goal. These typically do not require a follow-up implementation measure.
- **Consistency Standard Policies.** These are policies that establish a basis for consistency findings in individual project reviews. They set a standard for approval or denial of a project or provide the basis for imposing conditions on the project that would allow for the project’s approval. These policies are “self



implementing” in that they do not require a follow up implementation measure.

- **County Directory Policies.** These are policies that commit the County to undertaking a particular action. Generally, these require a specific implementation measure.
- **Environmental Mitigation Policies.** These are policies that serve to minimize or eliminate potentially significant environmental impacts. Often these are identified through the environmental review process and cited specifically in environmental findings made under the California Environmental Quality Act in approving the General Plan and certifying the EIR.

## Implementation Measures

To help ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided. An implementation measure is a specific measure, program, procedure, or technique that carries out plan policies. Following the goals and policies for each topic area, a table lists implementation measures, states which policy(ies) the implementation measure supports, states what County departments are responsible to see that this implementation gets done, and provides a timeline for when the implementation will be complete.

Implementation measures should describe actions that are concrete and measurable so their completion can be easily monitored in annual reports.

General Plan land use designations and, in some cases, policies set out standards, even though they are not specifically labeled as such. Standards generally establish a level of quantity or quality that must be complied with or satisfied. For example, the land use designations in Chapter 5, Land Use, specify minimum lot sizes, a maximum or range for dwelling units per gross acre, and a maximum floor area ratio for non-residential uses.

## Standards

General Plan land use designations and, in some cases, policies set out standards, even though they are not specifically labeled as such. Standards generally establish a level of quantity or quality that must be

complied with or satisfied. For example, the land use designations in Section 5, Land Use, specify minimum lot sizes, a maximum or range for dwelling units per gross acre, and a maximum floor area ratio for non-residential uses.

### Foothill Agricultural

Minimum Lot Size:	160 Acres
Dwelling Units Per Gross Acre:	1 Unit/80 acres
Maximum Floor Are Ratio (FAR):	0.02

Similarly, the Environmental Resource Management element sets a park standard in Policy ERM-5.6 as follows:

*“The County shall strive to maintain an overall standard of five to nine acres of County-owned improved parkland per 1,000 population in the unincorporated portions of the county.”*

### “Shall versus “Should”

Policies and implementation measures throughout the General Plan typically use the word “shall.” For example, Policy LU-7.6 says: “The County shall require landscaping to adequately screen new industrial uses to minimize visual impacts.”

The word “shall” indicates an unequivocal directive for the County.

In a few cases policies use the word “should.” The word “should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

For example, Policy ERM-4.4 says: “The County should coordinate with local utility providers to provide public education on energy conservation programs.”

Although most policies use the word “shall,” the language of the policy still often provides the County flexibility in terms of how the policy is to be carried out.

## In Summary

In summary, this introduction provides an explanation and guide for interpretation and understanding of the structure, format and substance of this General Plan update. As such, it should be used to help explain and impose policies, standards and requirements herein.

## 1.6 Acronyms

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ACFP	Animal Confinement Facilities Plan
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
LU	Land Use
SJVAPCD	San Joaquin Valley Air Pollution Control District
TAC	Technical Advisory Committee
TCAG	Tulare County Association of Governments

*Please see the next page.*



## 2. Planning Framework

The Planning Framework is divided into the following sections:

- General (Section 2.1)
- Communities (Section 2.2)
- Hamlets (Section 2.3)
- Cities (Section 2.4)
- New Towns (Section 2.5)
- Coordination and Cooperation (Section 2.6)
- General Plan Maintenance (Section 2.7)
- Acronyms (Section 2.8)
- Implementation Measures (Section 2.9)

This element includes the geographic policy that was contained in the Urban Boundaries Element in the previous General Plan.

### Key Terms

The following terms are used throughout this element to describe the planning framework for Tulare County:

**City.** An urban area differentiated from a community or hamlet by legal status and typically by size, population density, and services provided. In California, a city is a legally incorporated entity with land use authority separate from the County in which it lies.

**Cluster Development.** A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space or the preservation of historically or environmentally sensitive features.

**Community.** Relying on the definition of Census Designated Places (CDP) used in the 2000 US Census, a community is a closely settled, named, unincorporated place that generally contains a mixture of residential, commercial, and industrial areas similar to those found in incorporated places of similar sizes. A typical community contains an identifiable core encompassing the area that is

associated strongly with the community and contains the majority of the community's population, housing, commercial structures, and economic activity. A community must comprise a reasonably compact and continuous land area internally accessible to all points by road. A community encompasses the surrounding closely settled territory associated with the place name.

There are no minimum or maximum population thresholds for recognition as a community.

**Hamlet.** An unincorporated area that shares many of the characteristics of a community but on a smaller scale.

The following criteria were used to define an unincorporated area as a "hamlet" for purposes of the General Plan:

- Located in the Valley region of the County,
- A population of over 100 persons,
- The population resides in the area more than nine months out of the year, and
- A definable core that contains at least three of the following features:
  - Special district or town council,
  - Grocery store or other commercial establishment,
  - Wastewater system,
  - Community water system,
  - Public school,
  - Post office, and
  - Community center or other community gathering location (church, Veterans Memorial Hall, etc.)

No hamlets are identified in the foothill or mountain areas of the County.

**Hamlet Development Boundary (HDB).** This is an officially adopted and mapped line around a hamlet

that divides lands suitable for development from lands to be protected for agricultural, natural, or rural uses. Land inside a HDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan.

**New Town.** A new, large, mixed-use community in the unincorporated portion of the County containing housing, commercial, employment, and community support uses.

**Other Unincorporated.** Unincorporated portions of the County that are not within the Urban Area Boundaries (UABs) associated with cities, the Urban Development Boundaries (UDBs) of communities, or Hamlet Development Boundaries.

**Rural (Non-Agricultural) Development.** Development that is generally characterized by very low-density residential development (1 to 5 acre parcels) that is not necessarily limited to agricultural or other resource uses.

**Sphere of Influence (SOI).** The Local Agency Formation Commission (LAFCO) in every County adopts a SOI for each city to represent “the probable physical boundaries and service area” of that city (Government Code §56076). LAFCO also adopts SOI for most special districts.

**Urban Area Boundary (UAB).** This is an officially adopted and mapped line around incorporated cities. The UABs establish areas around incorporated cities where the County and cities coordinate plans, policies and standards relating to building construction, parcel mapping, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, and other closely related matters affecting the orderly development of urban fringe areas.

The area, which lies between the UDB and the UAB, is essentially a “holding zone” or “transitional area.” Although it is the policy of the County that this area will at some time become appropriate for urban development, generally no public purpose is served by permitting intensive development therein. As communities grow and expand, it is logical to assume the UDBs will be correspondingly

expanded, until they coincide with the ultimate UAB.

**Urban Development.** Development generally characterized by low to high density residential development, commercial development, and industrial development, and typically supported by public services such as central water and sewer systems.

**Urban Development Boundary (UDB).** For cities, the UDB is an officially adopted and mapped line delineating the area expected for urban growth over a 20-year period.

For communities, the UDB is a line dividing land to be developed from land to be protected for agricultural, natural, or rural uses, and serves as the official planning area for communities. Land within a community UDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan.

## Existing Conditions Overview

The County used 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 Plans; the third are the General Plans for identified incorporated cities and community plans for unincorporated communities.

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

The UDB lines established a twenty-year growth boundary for unincorporated communities for

which services will likely be extended to allow new growth. The County used population, existing County policies, and development suitability analysis to determine the location and size of the community UDBs.

The Urban Boundaries Element directed 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. The 12 unincorporated communities that the County guides with community plans are listed below.

Community plans supplement County-wide General Plan policies. These plans have their own Land Use Diagrams and circulation plans, and include land use designations and development standards to guide area growth. Areas and communities with plans as of 2006 are as follows:

- 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 (1989)
- Terra Bella/Ducor Community Plan (2004)
- Three Rivers Community Plan (1980)
- Traver Community Plan (1989)

In 2006, several communities did not have adopted community plans. Under the General Plan, communities established UDBs during the community plan process, and would typically have a UAB or UIA until such time that a UDB was established. Under this General Plan update, the UDB for each community is established under Policy PF-2.1. Older UAB or UIA lines for the communities are converted to UDBs.

- Alpaugh
- East Orosi
- Lemon Cove
- London
- Plainview
- Tipton
- Woodville

The County has adopted the General Plans of all eight incorporated cities to guide land use outside the city limits within the UDB.

- Dinuba
- Exeter
- Farmersville
- Lindsay
- Porterville
- Tulare
- Visalia
- Woodlake



## 2.1 General

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### PF-1

To provide a planning framework that promotes the viability of communities, hamlets, and cities while protecting the agricultural, open space, scenic, cultural, historic and natural resources heritage of the County. *[New Goal]*

#### PF-1.1 Maintain Urban Edges

The County shall strive to maintain distinct urban edges for all unincorporated communities within the valley region, while creating a transition between urban uses and agriculture and open space. *[New Policy] [1964 General Plan; Major Issue 1-Retention of community identity, preservation of the agricultural economic base and control of urban sprawl; Policy 1] [1964 General Plan; Pg. I-6; 1964]*

#### PF-1.2 Location of Urban Development

The County shall ensure that urban development only takes place in the following areas:

1. Within incorporated cities. As an exception to this policy, the County may consider proposals for urban development within UABs or UDBs for cities if all of the following criteria are met:
    - a. One of the following has occurred:
      - i. The adjacent city does not consent to annex the property for development purposes (as evidenced through pre-zoning, development agreements, etc.); it shall be conclusively presumed that a city has not consented if it has not submitted an annexation proposal to LAFCO within 6 months from the date a request to annex is submitted to the city; or
      - ii. Annexation is not possible under the provisions of State law, but it is determined by the County that development of the site does not constitute leapfrog or noncontiguous development; or
    - b. The County finds that the public service impacts of the development are within the service capabilities of the County and affected special districts; and
    - c. The use and density proposed are determined to be consistent with the adopted General Plan of the County and compatible with the adopted General Plan of the affected city;
  2. Within the UDBs of adjacent cities in other counties, unincorporated communities and HDBs of hamlets;
  3. Within regional growth corridors;
  4. Within foothill development corridors as determined by procedures set forth in the Foothill Growth Management Plan;
- iii. The proposal for urban development qualifies as a “regionally significant proposal,” which means that the proposal must demonstrate “special significance” to Tulare County based on any of the following factors:
    1. The proposed land uses will be consistent with innovative land use planning and design principles in addition to those in this plan;
    2. Significant habitat or agricultural resources will be addressed through on-site preservation or through the acquisition of off-site resources and/or fees in lieu thereof;
    3. Substantial financial benefits will be conferred on countywide operations; or
    4. Any other relevant factor considered on a case-by-case basis.



5. Within areas set aside for urban use in the Mountain Framework Plan and the mountain sub-area plans; and
6. Within other areas suited for nonagricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan. [*Urban Boundaries Element, as amended*]

### **PF-1.3 Land Uses in UDBs / UABs / HDBs**

The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs, UABs, and HDBs. Permanent uses which do not benefit from urban services shall be discouraged within these areas. This shall not apply to agricultural or agricultural support uses, provided that such accessory uses are time-limited through special use permit. [*New Policy*]

### **PF-1.4 Available Infrastructure**

The County shall encourage residential growth to locate in existing UDBs and HDBs where infrastructure is available. The County shall ensure that development does not occur unless adequate infrastructure is available or can be made available for that area and that there are adequate provisions for long term maintenance. [*New Policy*]

### **PF-1.5 Planning Areas**

County policies reflect the unique attributes of the various locations and geographic areas in the County. As such, there are policies applicable to one area of the County that are not applicable to others based on natural setting, topography, habitat, existing development, or other attributes which are unique within the planning context of the County. [*New Policy*]

### **PF-1.6 Appropriate Land Uses by Location**

The County shall utilize the Land Use Element and adopted community, hamlet or area plans to designate land uses and intensities that reflect and maintain the appropriate level of urbanized development in each community, hamlet, or planning area. [*New Policy*]

### **PF-1.7 Census Boundaries**

The County shall work with TCAG and the U.S. Census to ensure that the Census data geography matches adopted UDBs, UABs, and HDBs. [*Modified Policy 1 UB.F.1c*]

### **PF-1.8 Special District Boundaries**

In areas where special districts provide rural as well as urban services, the County shall work with LAFCO to distinguish between “urban” and “rural” service areas for the purpose of establishing spheres of influence for such districts. If an unincorporated community is served by a special district, the UDB or HDB should be consistent with the district’s “urban” sphere of influence. [*Existing Policy 1UB.F.1b*]

### **PF-1.9 Capacity Building and Self Governance**

The County shall encourage the residents in unincorporated communities and hamlets to be actively involved in self governance. This includes:

- Establishment of local advisory boards to facilitate the development and maintenance of community and hamlet plans,
- Providing for local input on development applications as part of the County’s review process,
- Expanding local empowerment through expanding the authorized powers of County service areas and community services districts, and
- Supporting the incorporation of unincorporated communities where fiscally sound. [*New Policy*]

### **PF-1.10 Non-Conforming Uses – General**

Any previously and legally established use, building or parcel that may not be expressly permitted by this plan in any given land use designation or the implementing zoning shall be allowed to continue in accordance with the Tulare County Zoning Ordinance and General Plan. [*Pixley Community Plan GPA 92-06, Modified*]

## 2.2 Communities

The following areas have been formally designated as communities for the purpose of this General Plan. The location of each community is shown on Figure 2.2-1.

- |                |                        |
|----------------|------------------------|
| ■ Alpaugh      | ■ Poplar/Cotton Center |
| ■ Cutler/Orosi | ■ Richgrove            |
| ■ Ducor        | ■ Springville          |
| ■ Earlimart    | ■ Strathmore           |
| ■ East Orosi   | ■ Sultana              |
| ■ Goshen       | ■ Terra Bella          |
| ■ Ivanhoe      | ■ Three Rivers         |
| ■ Lemon Cove   | ■ Tipton               |
| ■ London       | ■ Traver               |
| ■ Pixley       | ■ Woodville            |
| ■ Plainview    |                        |

### PF-2

To provide a realistic planning area around each unincorporated community that clearly delineates the boundaries of each community and provides a framework for economic development, the provision of public services, and an outstanding quality of life.  
[Urban Boundaries Element; Goal 3, Goal 1UB.C][Urban Boundaries Element Amendment (88-01); 1988, Modified]

#### PF-2.1 Urban Development Boundaries – Communities

The County shall limit urban development to the area within the designated UDB for each community. Each community's UDB is defined as shown on Figures 2.2-2 thru 2.2-21. [Urban Boundaries Element; II. Policies Regarding Unincorporated Communities; Goal 3; Policy 3.1] [Urban Boundaries Element Amendment (88-01); 1988, Modified]

#### PF-2.2 Modification of Community UDB

1. The County may consider modification to a community UDB under the following circumstances:

- The location of the UDB shall be evaluated during preparation or update of a community plan.
- All community UDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
- A request for expansion can be applied for as part of a subdivision map or specific plan proposal, or at the request of a special district or the community.
- A UDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the UDB is developed for urban uses.
- UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.

Notwithstanding the foregoing criteria, the County may consider modification to a community UDB if it is determined that the modification qualifies as "regionally significant proposal," which means that the proposal must demonstrate "special significance" to Tulare County based on any of the following factors:

1. The proposed land uses will be consistent with innovative land use planning and design principles in addition to those in this plan;
2. Significant habitat or agricultural resources will be addressed through on-site preservation or through the acquisition of off-site resources and/or fees in lieu thereof;
3. Substantial financial benefits will be conferred on countywide operations; or

4. Any other relevant factor considered on a case-by-case basis.
2. Prior to approval of a UDB boundary expansion, the County shall ensure that infrastructure can be provided to service the new areas added to the UDB. This may require preparation of an infrastructure master plan.
3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a UDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not reasonably available to the community or suitable for expansion.
4. All changes to a UDB shall require a General Plan amendment. [*Urban Boundaries Element; I. Urban Development Policies; Goal 1; Policy 1.2*] [*Urban Boundaries Element Amendment (88-01); 1988, Modified*] [*Urban Boundaries Element; Chapter IV; B. Planning Policies; Implementation Program B-4, Modified*]

### **PF-2.3 UDB and Other Boundaries**

The County shall work with special districts, school districts, and other service providers when evaluating the expansion of a community's UDB. [*New Policy*]

### **PF-2.4 Community Plans**

The County shall ensure that community plans are prepared, updated, and maintained for each of the communities. These plans shall include the entire area within the community's UDB and shall address the community's short and long term ability to provide necessary urban services. [*New Policy*]

#### **PF-2.4A Collaborative Community Planning Partnerships**

The County shall encourage establishment of collaborative partnerships for preparation of a community plan update where one or more applicants are willing to fund the update, regardless of the position on the community plan update priority list. Requirements for new town

development shall be utilized to guide such private/public joint planning efforts. [*New Policy*]

### **PF-2.4B Land Use Consistency**

The County shall require all community plans to use the same land use designations as used in this Countywide General Plan [See Chapter 5, Land Use]. All community plans shall also utilize a consistent form and content, as described on the chart provided. Changes to this format may be considered for unique and special circumstances as determined appropriate by the County. [*Urban Boundaries Element; Chapter IV; C. Current and Advanced Planning; Implementation Program C-1*] [*Urban Boundaries Element; Chapter IV; Pg. 19; 1988, Modified*]

### **PF-2.5 Improvement Standards in Communities**

The County shall require development within the designated UDBs to meet an urban standard for improvements. Typical improvements shall include curbs, gutters, sidewalks, and community sewer and water systems. [*Urban Boundaries Element; VII. Policies Regarding Subdivision and Development Standard Policies; Goal 5; Policy 5.3*] [*Urban Boundaries Element Amendment (88-01); 1988, Modified*]

### **PF-2.6 Inappropriate Land Use**

Areas within UDBs are hereby set aside for those types of urban land uses which benefit from urban services. Permanent uses which do not benefit from such urban services shall be discouraged within the UDBs. This is not intended to apply to the cultivation of land or other uses accessory to the cultivation of land, provided that such accessory uses are time-limited through conditional use procedures. [*Urban Boundaries Element; I. Urban Development Policies; Goal 1; Policy 1.5*] [*Urban Boundaries Element Amendment (88-01); 1988, Modified*]

### **PF-2.7 Zoning in Communities**

County shall maintain zoning that is consistent with the adopted Community Plan Land Use Diagram. [*California Code § 65103*]

## Community Plan Content (Policy PF-2.4)

### 1. Introduction

- Introduction
- Planning Framework
- The Need for a community plan

### 2. Policy Plan

- Purpose
- Community Involvement
- Redevelopment
- Land Use
- Circulation, (including pedestrian, cyclist and transit facilities)
- Community Design
- Housing
- Commerce
- Industry
- Agriculture
- Schools
- Libraries
- Parks and Open Space
- Fire Protection and Law Enforcement
- Public Facilities (Sewer, Water, Drainage)
- Noise
- General Plan Consistency
- Infrastructure, Urban Improvement Standards and Development Standards
- Financing Plan (including funding mechanisms to cover capital costs as well as long-term operations and maintenance for roadways and all other public infrastructure, services and facilities).

### 3. Urban Development Boundary

- Establishment
- Methodology
- Projections
- County Policy
- Development Suitability
- Recommended Boundary

### 4. Community Profile (Existing Conditions)

- Planning Area
  - Location
  - Land Use Planning
  - Land Use
  - Existing Zoning
  - Population
  - Projected Population
  - Age of Structures
  - Ethnicity and Other Socioeconomic Characteristics
- Housing
  - Types
  - Tenure
  - Conditions
  - Overcrowding
  - Infill Opportunities
  - Vacancy
  - Affordability
- Economy
  - Employment
  - Income
- Public Services
  - Police
  - Fire
  - Schools
- Infrastructure
  - Sewer
  - Water
  - Drainage
- Circulation
- Cultural and Natural Resources
  - Soils
  - Agriculture
  - Air Quality
  - Water
  - Flooding
  - Drainage
  - Noise
  - Seismic/Geologic Hazards
  - Historic Sites
- County Policy

### 5. Plan Performance

### PF-2.8 Valley Urban Improvement Areas and Urban Area Boundaries

All UIAs established in the 1974 Urban Boundaries Element, and UABs for valley communities, are hereby converted to UDBs. [*New Policy*]

### PF-2.9 Interpretation of Boundaries

The County shall utilize standardized rules for reviewing and adopting boundaries for community plans, hamlet plans, regional growth corridor plans, city General Plans, and other plan types. [*New Policy*]

## 2.3 Hamlets

The following areas have been formally designated as hamlets for the purposes of this General Plan. The location of each hamlet is shown on Figure 2.3-1.

- |                     |               |
|---------------------|---------------|
| ▪ Allensworth       | ▪ Teviston    |
| ▪ Delft Colony      | ▪ Tonyville   |
| ▪ East Tulare Villa | ▪ Waukena     |
| ▪ Lindcove          | ▪ West Goshen |
| ▪ Monson            | ▪ Yettem      |
| ▪ Seville           |               |

## PF-3

To provide a realistic planning area around each unincorporated hamlet to clearly delineate the boundaries of each hamlet, provide a framework for economic development, the provision of public services, and an outstanding quality of life. [*New Goal*]

### PF-3.1 Hamlet Development Boundaries - Hamlets

The County shall limit urban development to the area within the designated HDB for each hamlet. The HDBs for existing hamlets are defined on Figures 2.3-2 thru 2.3-13. [*New Policy*]

### PF-3.2 Modification of HDB - Hamlet

1. The County may consider modification of a HDB under the following circumstances:

- All HDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
- A request for expansion can be applied for as part of a subdivision or specific plan proposal, or at the request of a special district or residents.
- An HDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the HDB is developed.
- HDB's should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.

2. Prior to approval of a HDB expansion, the County shall ensure that appropriate infrastructure can be provided to service the new areas added to the HDB. If the expansion pushes the hamlet towards a community classification, an infrastructure master plan for the hamlet should be prepared to plan and finance community water and sewer services.
3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a HDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not available to the community for expansion.
4. All changes to a HDB shall require a General Plan amendment. [*Urban Boundaries Element; I. Urban Development Policies; Goal 1; Policy 1.2*] [*Urban Boundaries Element Amendment (88-01); 1988, Modified*] [*Urban Boundaries Element; Chapter IV; B. Planning Policies; Implementation Program B-4*]

### PF-3.3 Hamlet Plans

The County shall ensure that hamlet plans are updated and maintained for each of the identified hamlets. These plans shall include the entire area within the HDB. The plans will provide a Land Use Diagram with a discussion of allowed uses and densities/intensities. A discussion of the hamlet's



short and long term ability to provide necessary urban services will also be provided. *[New Policy]*

## **PF-3.4 Mixed Use Opportunities**

Unless a traditional plan approach is requested by the hamlet, land use designations within the HDB shall be based on a mixed use concept that promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities. *[New Policy, Board of Supervisors, August 2006]*

## **PF-3.5 Improvement Standards in Hamlets**

The County shall require development within the designated HDBs to meet context sensitive standards for improvements. Typical improvements could include curbs, gutters, sidewalks, and community sewer and water systems. *[Urban Boundaries Element; VII. Policies Regarding Subdivision and Development Standard Policies; Goal 5; Policy 5.3]* *[Urban Boundaries Element Amendment (88-01); 1988, Modified]*

## **PF-3.6 Becoming a Community**

For areas meeting the definition of a community, or at the discretion of the Board of Supervisors, a hamlet or other unincorporated place can be designated as a community. Once designated, the new community will be subject to the goals and policies designated for communities, and a community plan (consistent with the requirements of PF-2.4) should be completed within one year of designation. *[New Policy]*

## **2.4 Cities**

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Figures 2.4-1 through 2.4-9 show the eight incorporated cities within Tulare County:

- |                |               |
|----------------|---------------|
| ■ Dinuba       | ■ Porterville |
| ■ Exeter       | ■ Tulare      |
| ■ Farmersville | ■ Visalia     |
| ■ Lindsay      | ■ Woodlake    |

The following goal and policies are designed to foster a cooperative planning environment between the County and each city with respect to development within the fringe areas of the cities.

## **PF-4**

To direct urban development within UDBs of existing incorporated cities and ensure that all development in city fringe areas is well planned and adequately served by necessary public facilities and infrastructure and furthers Countywide economic development goals. *[New Goal]*

### **PF-4.1 UABs for Cities**

The County shall establish UABs which define the area where land uses are presumed to have an impact upon the adjacent incorporated city, and within which the cities' concerns are to be given serious consideration as part of the land use review process. The lands within the UAB are considered to be the next logical area in which urban development may occur and the area within which UDBs may ultimately be expanded. *[Urban Boundaries Element Policy 1UB.a.1. Modified]*

### **PF-4.2 UDBs for Cities**

The County shall establish UDBs which define the anticipated twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies, and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. Within these boundaries, the cities and the County may also establish planning areas representative of shorter time periods in order to assist in more precise implementation of community plans and policies. It is recognized that these boundaries provide an official definition of the interface between future urban and agricultural land uses. *[Urban Boundaries Element; I. Urban Development Policies; Goal 1; Policy 1.1]* *[Urban Boundaries Element Amendment (88-01); 1988, Modified]*

### **PF-4.3 Modification of City UABs and UDBs**

The County shall consider modification of UABs and UDBs at such time as the land use plan for a city is revised to reflect changing needs and circumstances over an extended time frame. Preservation of productive agricultural lands and operations shall be of the highest priority when



considering such modifications. Expansions for residential or other sensitive land uses will be discouraged if the boundary is currently, or will be when expanded, within one mile of an active dairy. *[Policy 1UB.F.2, Modified]*

### **PF-4.4 Planning in UDBs**

The County acknowledges that the cities have primary responsibility for planning within their UDBs and are responsible for urban development and the provision of urban services within their UDBs. *[New Policy]*

### **PF-4.5 Spheres of Influence**

City UDBs and the SOI as administered by the LAFCO should be consistent at all times insofar as it is administratively feasible to do so. *[New Policy]*

### **PF-4.6 Orderly Expansion of City Boundaries**

The County shall encourage orderly outward expansion of urban development by supporting those city UDB expansion proposals where the city has demonstrated a need for additional territory after documenting a good faith effort to implement programs for infill development and/or increased efficiency of development and minimize conversion of agricultural lands.

Evidence that expansion will minimize conversion of agricultural land requires a showing that at least 80% of the non-Williamson Act land within the existing UDB is developed with urban uses.

UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.

Cities shall examine existing UAB and UDB lines and recommend changes to the Board of Supervisors, as appropriate. Emphasis shall be placed upon reasonable expectations for the provision of urban services within the next twenty years as reflected in LAFCO's Municipal Service Reviews, when determining the location of UDBs. *[New Policy]*

### **PF-4.7 Avoiding Isolating Unincorporated Areas**

The County shall oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary without an examination of whether the city can or should provide specified public services to the area being considered. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations. *[New Policy, consistent with LAFCO policy]*

### **PF-4.8 General Plan Designations Within City UDBs**

On land that is within a city's UDB, but outside its incorporated limits, the County shall maintain General Plan land use designations that are consistent with the city's adopted General Plan. *[New Policy]*

### **PF-4.9 Updating Land Use Diagram in City UDBs**

Following city adoption of a General Plan update or amendment that reflects the area within a UDB, the County shall update Part III, Community Plans, Kings River Plan, Mountain Sub-Area Plans, and Adopted city General Plan, if applicable, to reflect the city's modified plan. Any unresolved conflicts between the County and city plans shall be identified for the decision-making bodies. The County shall establish and maintain land use controls on unincorporated lands within the UDB consistent with the policies of the County General Plan. *[New Policy]*

### **PF-4.10 City Design Standards**

Where the Board of Supervisors finds that it is consistent with General Plan objectives to approve development within the UDBs of incorporated cities, the County shall require the project to meet the development standards of the city in question. *[Urban Boundaries Element; VII. Policies Regarding Subdivision and Development Standard Policies; Goal 5; Policy 5.2] [Urban Boundaries Element Amendment (88-01); 1988, Modified]*

## **PF-4.11 Transition to Agricultural Use**

The County shall encourage cities to adopt land use policies that minimize potential conflicts with agricultural operations and other agricultural activities at the urban edge through the provision of appropriate buffers or other measures. *[New Policy]*

## **PF-4.12 Compatible Project Design**

The County shall ensure proposed development within UABs is compatible with future sewer and water systems, and circulation networks as shown in city plans. *[New Policy]*

## **PF-4.13 Coordination with Cities on Development Proposals**

The County shall promptly notify a city whenever activities requiring discretionary actions in unincorporated areas fall within a city's UAB. The opinions and recommendations voiced by the city should be given strong weight in rendering the final decision. *[Urban Boundaries Element; Chapter IV; D. Management; Implementation Program D-2] [Urban Boundaries Element; Chapter IV; Pg; 20; 1988, Modified]*

## **PF-4.14 Revenue Sharing**

As an incentive for directing urban growth to cities within their UDB's, the County shall promote revenue sharing as an element of negotiation whenever *[New Policy]*:

1. city General Plan updates are proposed to the County for adoption;
2. spheres of influence are considered;
3. annexations are proposed by cities; or
4. joint development or redevelopment projects are proposed by any city and the County.

## **PF-4.15 Urban Improvement Areas for Cities**

All Urban Improvement Areas established in the 1974 Urban Boundaries Element for cities and adjacent cities in adjacent counties, are hereby converted to Urban Development Boundaries. *[New Policy]*

## **PF-4.16 Coordination with Cities in Adjacent Counties**

The policies set forth in this Section (PF-4) shall also apply to planning and development within the UDBs of adjacent cities in adjacent counties (Corcoran, Delano, Kingsburg, Orange Cove and Reedley), except Policy PF-4.4. *[New Policy]*

## **2.5 New Towns**

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### **PF-5**

To provide for the orderly expansion of the County when new development areas are appropriate to meeting the social and economic needs of current and future residents, consistent with the goals and policies of the Tulare County General Plan. *[New Goal]*

### **PF-5.1 New Towns**

The development of new communities should be discouraged, at least to the extent that haphazard attempts at community development away from established urban centers should be discouraged. However, should circumstances appear to justify development of a "planned" community with its own complex of residential, commercial, industrial, public use areas and related facilities, it would have to be judged on its individual merits and functions as it would affect the area as a whole and other policies and proposals of the General Plan. *[1964 General Plan; Major Issue 1-Retention of community identity, preservation of the agricultural economic base and control of urban sprawl; Policy 3] [1964 General Plan; Pg. I-7; 1964]*

### **PF-5.2 Criteria for New Towns**

When evaluating proposals for new town development, the County shall require:

1. That a new town be a planned community.
2. That the applicant demonstrate the project will have a fiscally neutral or positive impact on the County and special districts impacted by the project.
3. That an infrastructure master plan for the installation, operations and ongoing maintenance of infrastructure required to support growth, including but not limited to:

- State, local and private transportation; sewage; water quality and quantity; drainage; parks and open space; and any other infrastructure or public services, appropriate regulations, programs or public works projects, be prepared to ensure that each of the development projects “pay their fair share” over the long term so as not to be a financial burden on the County.
4. That an outreach and community involvement process be conducted as will be defined in the work program/memorandum of understanding for the project
  5. That the planning program include joint meetings with all stakeholder agencies involved in infrastructure or services provision for the project by forming an intergovernmental advisory committee, as well as one on one consultations, to help guide the process, including preparation of the environmental impact report (EIR) and infrastructure master plan. Regular participants on this committee should include but not be limited to: any applicable local planning committee; redevelopment project advisory committee; special use district; TCAG; Caltrans District 6; and school districts. Other participants may, from time to time include: Fire Chief; County Sheriff; water conservation district; Department of Conservation; Fish & Wildlife; Department of Fish & Game; California State Parks; SBC; and utility companies.
  6. The applicant shall enter into a reimbursement agreement requiring deposits into a planning trust fund with Tulare County RMA for all or an agreed upon portion of the estimated cost of the General Plan amendment, EIR preparation, infrastructure master plan, and peer review, and that the Chairman of the Board of Supervisors sign the reimbursement agreement and any amendments or related documents subject to approval by County Counsel as to form.
  7. The preparation and approval of a community plan or master plan and a specific plan for the project.
  8. That the applicant demonstrates access to adequate water supplies.
  9. That the project strives to provide a balanced mix of land uses and densities, including residential, commercial, employment generating, and public facilities.
  10. That funding mechanisms are set up to cover initial capital costs as well long-term operations and maintenance for roadways and other public infrastructure, services, and facilities.
  11. That the project provides a full range of needed infrastructure and public services, including:
    - a. Appropriate off-site circulation improvements;
    - b. Adequate community water and sewer facilities; and
    - c. Fire protection, law enforcement, parks, library, community center, and other necessary public facilities.
  12. New towns should not cause any conversion of Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for development. [*New Policy*]

### 2.6 Coordination and Cooperation

#### PF-6

To work with agencies, districts, utilities, and Native American tribes to promote consistency with the County's General Plan. [*New Goal*]

#### PF-6.1 Plans for Jurisdictions, Agencies, District, Utilities, and Native American Tribes

The County shall work with Tulare County cities; adjacent counties and cities; federal, State, and regional agencies; local districts; utility providers; Native American tribes; and the military to ensure

that they are aware of the contents of the County's General Plan to ensure that their plans are consistent with Tulare County's General Plan to the greatest extent possible. *[New Policy]*

## **PF-6.2 Intergovernmental Coordination**

The County shall work with federal, State, and regional agencies; local districts; utility providers; Native American tribes; and the military to ensure that the County and the public are involved throughout any planning process and that agency and public input is requested. *[New Policy]*

## **PF-6.3 Consultation on Annexation Proposals**

The County shall promote consultation early in the planning process between the cities and the County at the staff level when cities are developing proposed annexation boundaries or proposed sphere of influence expansions. The desire is to provide ongoing coordination at a point earlier than the minimum 30 day notice required by State law and consistent with LAFCO law. *[New Policy]*

## **PF-6.4 UDBs and Interagency Coordination**

The County shall use UDBs to provide a definition of an urban area for other planning programs, such as:

- The area within the UDB should be considered as the same area for which water and sewer system planning is accomplished;
- UDBs should be used to define traffic analysis zones in the Regional Transportation Plan program.
- The UDBs shall be used to provide a framework for inventories on growth and development, as well as socio-economic data. *[Urban Boundaries Element; Chapter IV; C. Current and Advanced Planning; Implementation Program C-4 and C-6] [Urban Boundaries Element; Chapter IV; Pg; 20; 1988, Modified]*

## **PF-6.5 Regional Planning Coordination**

The County shall coordinate with adjacent counties and their cities, regional councils of governments, and State agencies to ensure coordination on infrastructure efforts and funding in the region. *[New Policy]*

## **PF-6.6 Coordination of Private Development on Public Land**

The County will work cooperatively with State and federal agencies to coordinate private development on public lands. *[New Policy]*

## **PF-6.7 Public Outreach**

The County shall continue its practice of effective citizen participation and outreach, using a variety of techniques with activities held at times and days, and with interpretation as necessary to involve as many people as possible in the outreach. *[New Policy]*

## **2.7 General Plan Maintenance**

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### **PF-7**

To provide for the ongoing administration and implementation of the Tulare County General Plan. *[New Goal]*

## **PF-7.1 Annual Review**

The County shall annually review the General Plan Goals and Policies Report, focusing primarily on reporting the actions taken in the previous year to carry out the implementation measures of the General Plan. The Planning Commission shall complete this review and report its findings to the Board of Supervisors during the fall quarter of each year. The Planning Commission's report shall include, as the Planning Commission deems appropriate, recommendations for amendments to the General Plan. This annual report shall also be used to satisfy the requirements of the Public Resources Code (§21081.6) for a mitigation monitoring program. *[New Policy]*

## **PF-7.2 Maintaining a Current General Plan**

The County shall periodically (every 5 to 10 years) conduct a major review of the General Plan, including the General Plan Goals and Policies Report and Background Report to ensure the plan is addressing the needs of the County. Issues identified will be addressed as part of an amendment or update. *[New Policy]*

### **PF-7.3 Maintaining Planning Consistency**

The County shall review and revise all applicable County documents to ensure consistency with the General Plan. [*New Policy*]

### **PF-7.4 Providing Planning Information**

The County shall ensure that the public has access to all public records in accordance with provisions of all State laws and conducts multi-lingual programs as required by State law. [*New Policy*]

## **2.8 Acronyms**

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CDP	Census Designated Places
CDBG	Community Development Block Grant
CSD	Community Service Districts
EIR	Environmental Impact Report
GPA	General Plan Amendments
GPI	General Plan Initiation
HDB	Hamlet Development Boundary
LAFCO	Local Agency Formation Commission
MOUs	Memoranda of Understandings
SOI	Sphere of Influence
TCAG	Tulare County Association of Governments
UAB(s)	Urban Area Boundary(ies)
UDB(s)	Urban Development Boundary(ies)
UIAs	Urban Improvement Areas

*Please See Next Page*

# Tulare County General Plan

## 2.9 Implementation Measures

The following table documents the implementation measures included with the General Plan to implement the goals and policies included in this element.

Implementation	Implements What Policy	Who is Responsible	2007- 2010	2010- 2015	2015- 2030	On- Going
1. The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land within their sphere boundaries, shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas within their spheres-of-influence. <i>[New Program]</i>	PF-1.1 PF-1.2	County				
2. <u>A proposal submitted under PF-1.2 (subsection 1.a.iii) or under PF-2.2 (subsection 1) may be submitted in the form of an application for a general plan amendment, specific plan, change of zone, use permit tentative subdivision map, or the necessary entitlement for use. The proposal should be subject to appropriate environmental and fiscal review; and before making a decision on the proposal, the County should solicit and consider the input of any affected public entities. In rendering a decision on a regionally significant proposal, the County should consider and balance countywide and local interests. <i>[New Implementation]</i></u>	PF-1.1 PF-1.2 PF-2.2	County				
3. The County shall investigate techniques to provide enhanced local input into land use planning decisions. This may include the expansion of the authorized powers of existing community service districts or the establishment of local advisory committees or planning commissions in unincorporated communities and hamlets. <i>[New Implementation]</i>	PF-1.9	County				■
4. Zoning other than A-1 may be applied legally existing conforming uses established prior to January 11, 1973, regardless of other General Plan policies and designations, if the County finds that such zoning is not adverse to the public health, safety and welfare, or harmful to the environment. The application of zoning pursuant to this policy shall be discretionary and the County shall not be compelled to arbitrarily grant such zone change requests. <i>[GPA 74-1B to the Tulare County Area General Plan Land Use Element]</i>	PF-1.10	RMA, Planning				■
5. The County shall delineate and maintain UABs and UDBs on the County's General Plan Land Use Diagram for reference purposes. <i>[California Code § 65302]</i>	PF-2.1 PF-2.3 PF-3.1 PF-4.1 PF-4.2 PF-4.3					■
6. The County shall define implementation standards for UDB expansions to avoid uncertainty, including	PF-2.2	Planning Commission		■		



## 2. Planning Framework

Implementation		Implements What Policy	Who is Responsible	2007- 2010	2010- 2015	2015- 2030	On- Going
developing criteria for evaluating when non-agricultural lands are not 'reasonably available' or 'suitable'. [New Program]			RMA, Planning				
7.	The County shall continue to require a General Plan initiation (GPI) as a pre-application screening requirement for applicant initiated General Plan amendments (GPA) to assess developer requests to modify community urban development boundaries, change land use designations, or modify the text of the General Plan. [New Program]	PF-2.2	RMA, Planning				■
8.	The County shall prepare a community plan program that prioritizes the order in which community plan updates and their associated environmental impact reports shall be programmed during the budget process. Annually, to address changing conditions, the Planning Commission shall review and recommend priorities for community plan updates to the Board of Supervisors. [New Implementation]	PF-2.3 PF-2.4	RMA, Planning	■			■
9.	When prioritizing community plan updates, the County shall give weight to factors including the following to evaluate and establish the priority order for initiating/funding community plan updates: <ul style="list-style-type: none"> <li>■ A community plan update has been initiated but the plan and EIR are not yet complete,</li> <li>■ The community plan and EIR are needed to help establish a redevelopment project area,</li> <li>■ The age of the community plan,</li> <li>■ 80% of the land within the existing UDB is developed,</li> <li>■ Existing or new water and wastewater infrastructure capacity is available with an inadequate supply of designated land to efficiently utilize such capacity, and</li> <li>■ A designated community does not yet have a community plan. [New Program].</li> </ul>	PF-2.3 PF-2.4	RMA, Planning	■			■
10.	Performance measures shall be included in all community plans, to be used to measure and evaluate the success of the plan in achieving its goals. Such measures may derive from Census data (percent ownership of housing, average household income, crime statistics), community service districts (CSD) statistics (average wastewater discharge per household as an indicator of occupancy rates) or land use parameters (acres of parkland or miles of sidewalk within the UDB per resident). Such data can be used in the annual General Plan review, as applicable, and will provide information to help the Board of Supervisors evaluate the effectiveness of the community plan program over the long term. [New Program]	PF-2.4	RMA, Planning				■
11.	Improvement standards for communities will be defined in their community plan. For communities with plans greater than 10 years old, the County shall develop interim standards that will be used until the community plan is revised. These standards will reflect the level of improvements required for new	PF-2.4	RMA	■			■

# Tulare County General Plan

Implementation	Implements What Policy	Who is Responsible	2007- 2010	2010- 2015	2015- 2030	On- Going
development as well as upgrades that should be planned for the community, as funding allows. <i>[New Program]</i>						
12. The General Plan initiation process shall be utilized for establishing private/public collaborative planning partnerships to update community plans. <i>[New Implementation]</i>	PF-2.4A	RMA, Planning				■
13. To the extent possible, the County shall require that developers apply city improvement standards, and require irrevocable offers of dedication for roadways, consistent with the city's General Plan Circulation Element, whenever a project within a city's UDB is approved. <i>[New Program]</i>	PF-2.5 PF-3.5	RMA				■
14. Tulare County subdivision and parcel map regulations shall require that all subdivision and parcel maps within UABs, UDBs, or HDBs be developed consistent with urban standards and densities. <i>[Urban Boundaries Element; VII. Policies Regarding Subdivision and Development Standard Policies; Goal 5; Policy 5.5] [Urban Boundaries Element Amendment (88-01); 1988]</i>	PF-2.5 PF-3.5 PF-4.10	RMA, Planning				■
15. The conditions of approval of any specific plan, subdivision, or parcel map within a UAB, UDB, or HDB shall include the installation of improvements appropriate for the community, such as curbs, gutters, sidewalks, community sewer systems, community water systems, storm drainage systems, dedication of park and school sites, etc. <i>[Urban Boundaries Element; Chapter IV; A. Ordinance Revision; Implementation Program A-1] [Urban Boundaries Element; Chapter IV; Pg. 17; 1988, Modified]</i>	PF-2.5 PF-4.4	RMA, Planning				■
16. When implementing urban improvements in those valley communities which previously had a UAB, context sensitive standards may be used to not overly burden existing residents. <i>[New Implementation]</i>	PF-2.8	RMA, Planning				■
17. The County, led by the Planning Commission, shall conduct a citizen outreach effort in Tulare County hamlets to prepare guidelines for the preparation of hamlet plans, considering such factors as: <ul style="list-style-type: none"> <li>Alternative approaches to hamlet planning including application of mixed use designations and appropriate use of form-based codes,</li> <li>Content of hamlet plans,</li> <li>Sources of funding for hamlet plans,</li> <li>Criteria for preparing an implementation schedule, such as prioritizing plans for hamlets where demonstrated community leadership exists,</li> <li>Identification of appropriate means for securing public open space, recreational areas and other public amenities,</li> <li>Coordination with capital improvement plans and identification of options for addressing infrastructure deficiencies, as applicable,</li> <li>Defining appropriate context sensitive improvement standards, and</li> <li>Determining feasible mechanisms to pay for new</li> </ul>	PF-3.3	RMA, Planning Planning Commission		■		

## 2. Planning Framework

Implementation	Implements What Policy	Who is Responsible	2007- 2010	2010- 2015	2015- 2030	On- Going
public amenities and services.  These guidelines will be presented to the Board of Supervisors for their adoption. [New Program]						
18. Upon adoption of guidelines for preparation of hamlet plans, the Planning Commission shall prepare an implementation schedule and budget that prioritizes the order in which hamlet plans and any associated environmental documents shall be programmed during the budget process. Bi-annually, to address changing conditions, the Planning Commission shall review and recommend priorities for hamlet plan preparation to the Board of Supervisors. [New Program]	PF-3.3	RMA, Planning; Planning Commission		■		
19. The County shall explore all available options to fund necessary improvements, such as: establishment of redevelopment project areas, revenue sharing, formation of assessment districts, development agreements, Community Development Block Grant (CDBG) funds, grants, etc., as part of the hamlet plan development process. [New Program]	PF-3.3	RMA				■
20. The County shall amend its Zoning Ordinance to add mixed use zones based on smart growth and neo-urban principles. [New Program]	PF-3.4	RMA, Planning	■			
21. The County shall minimize potential land use conflicts at the interface between urban development as well as upgrades that should be planned for the hamlet, as funding allows. The County shall continue to support community and hamlet efforts to secure State and federal funding and pursue Community Development Block Grants. [New Program]	PF-3.5	RMA, Planning				■
22. As part of the annual budget process the County shall place a priority on maintaining close consistency between city and County UDBs, provided UDB updates and materials are submitted to the County in a timely fashion. [New Program]	PF-4.2	RMA, Planning				■
23. The County shall, when evaluating city General Plans for adoption, consider evidence provided that any proposed boundary expansion minimizes conversion of agricultural land by demonstrating that at least 80% of the non-Williamson act land within the existing UDB is developed with urban uses. [New Program]	PF-4.6	RMA, Planning				■
24. The County shall work with the cities to develop a streamlined process for review of city General Plan updates and amendments. [New Program]	PF-4.6	RMA, Planning		■		
25. To the extent possible, the County will assist cities in establishing assessment districts as a part of annexing unincorporated residential areas. [New Program]	PF-4.7	RMA, Planning				■
26. The County will consider exploration of processes for furthering revenue sharing with cities, through the formation of a committee with city representation. If a revenue sharing agreement is entered into with an affected city the County shall not approve development in a city UAB or UDB except as provided for in the agreement.	PF-4.14	RMA CAO				■

# Tulare County General Plan

Implementation		Implements What Policy	Who is Responsible	2007- 2010	2010- 2015	2015- 2030	On- Going
27.	The County shall send to all land management agencies, districts, utilities, and Native American tribes current copies of the County's General Plan and any subsequent amendments. <i>[New Program]</i>	PF-6.1 PF-6.2	County	■			
28.	The County shall review the plans of land management agencies, districts, utility providers, and Native American tribes for consistency with the General Plan and related planning documents and provide comments and alternative solutions where inconsistencies exist. <i>[New Program]</i>	PF-6.1 PF-6.2	RMA, Planning				■
29.	Due to the extensive State and federal ownership in the County, it is noted that the management of these areas should include: provisions for continued and improved access through and within the County; continued provision of public recreational facilities and access; multi-use management where applicable; and interconnection or coordination of State, federal, and local facilities and programs when possible. <i>[New Program]</i>	PF-6.2	RMA				
30.	The County shall prepare a resolution to be sent to land management agencies in the County stating the County's desire to be involved in all steps of their planning processes. <i>[New Program]</i>	PF-6.2	County	■			
31.	The County shall exercise its authority over private development on public land as may be provided in MOUs with federal and State agencies. <i>[New Program]</i>	PF-6.6	RMA, Planning				■
32.	During periodic updates of the General Plan, the County shall ensure that community workshops are conducted throughout Tulare County. In order to ensure that the workshops are accessible to as many Tulare County residents as possible, non-English translation services will be provided as required by State law. <i>[New Program]</i>	PF-7.2	RMA, Planning				■
33.	The County shall periodically evaluate the fee assessed projects to support the maintenance of the General Plan. <i>[New Program]</i>	PF-7.3	RMA				■
34.	The County shall bring the Zoning and Subdivision Ordinance and other County plans into conformity with the goals, policies, and implementation measures of this General Plan. <i>[New Program]</i>	PF-7.3	RMA, Planning		■		
35.	The County shall work with TCAG and other agencies to create a shared planning data base that maintains updated information about planning processes currently underway, as well as land use statistics such as acres of land designated for agriculture, housing and commercial development. <i>[New Program]</i>	PF-7.4	RMA				
35.	Standards for the placement of boundaries on maps shall adhere to the following rules: <ul style="list-style-type: none"> <li>■ To the greatest extent possible, boundary lines shall be drawn on parcel lines,</li> <li>■ When a public right-of way or railroad forms the boundary, the boundary line shall be drawn on the</li> </ul>						

## 2. Planning Framework

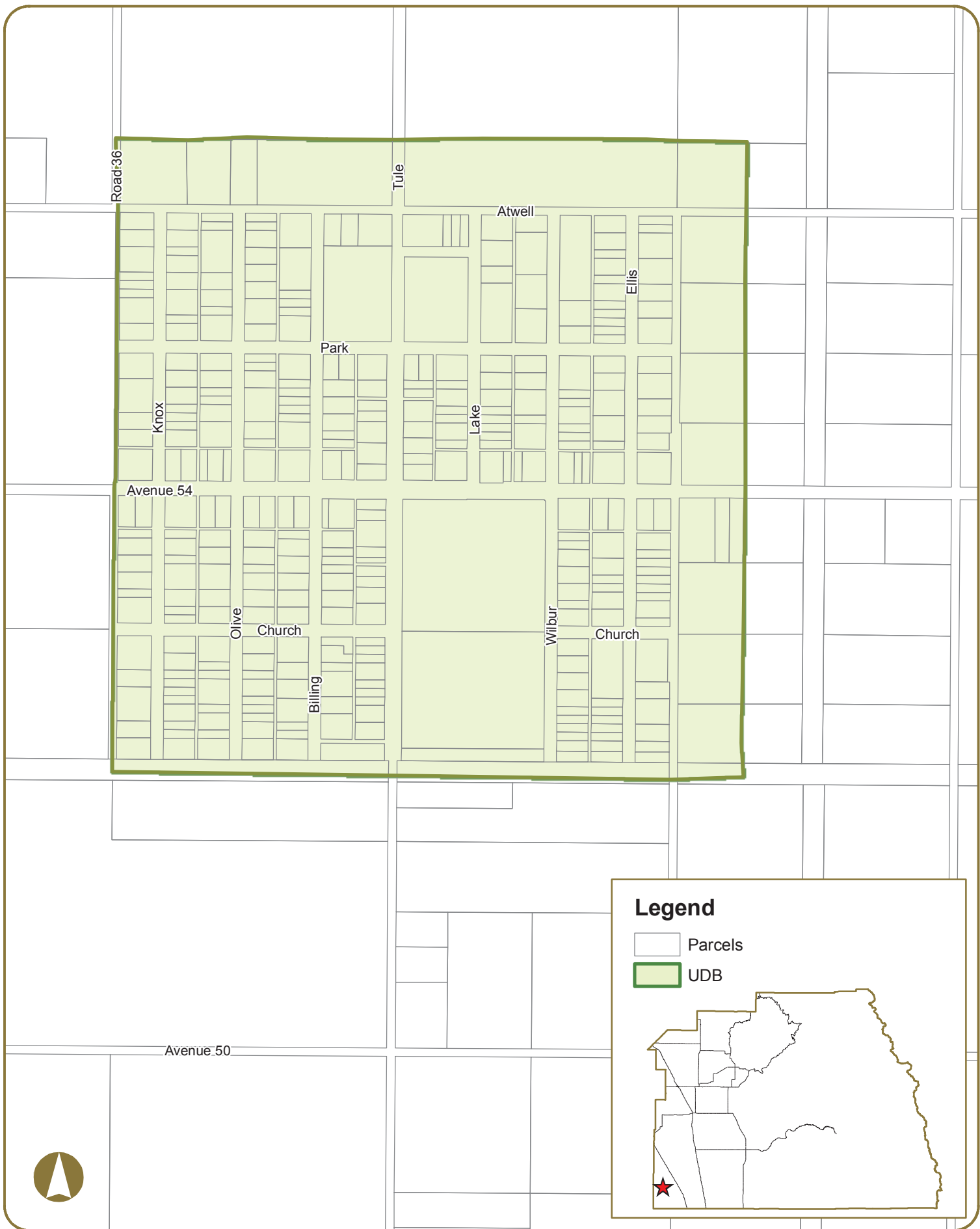
Implementation	Implements					
	What Policy	Who is Responsible	2007-2010	2010-2015	2015-2030	On-Going
<p>far edge of this right-of-way, so that all of the right of way is included on the more urban side of the boundary,</p> <ul style="list-style-type: none"> <li>■ If a boundary is drawn parallel to a public right of way, and the source description does not specify “from the center line of the right of way”, then the boundary shall be drawn at the specified distance from the edge of the right of way. If no distance is explicitly specified, then judgment may be used to place the boundary line such that it is an extension of the property line dividing ‘near-by’ parcels,</li> <li>■ When the Friant-Kern Canal forms the boundary, then the boundary is at the edge of the canal so that the canal is excluded from the smaller/more urban district,</li> <li>■ When a water course forms the boundary, then the boundary is far edge of the river at the high water mark so that the river is included within the more urban side of the boundary,</li> <li>■ Whenever a UAB, UDB, HBD or Regional Growth Corridors intersects a municipal services district (incorporated city, community service district, public utilities district, or County zone of benefit), then the planning area boundary shall be revised to include all of the municipal service district within the County boundary, and</li> <li>■ Whenever a County planning boundary intersects an area of developed lots that are smaller than 0.5 acres, the planning boundary shall be adjusted to include such development within the planning district. <u>[New Implementation]</u></li> </ul>						



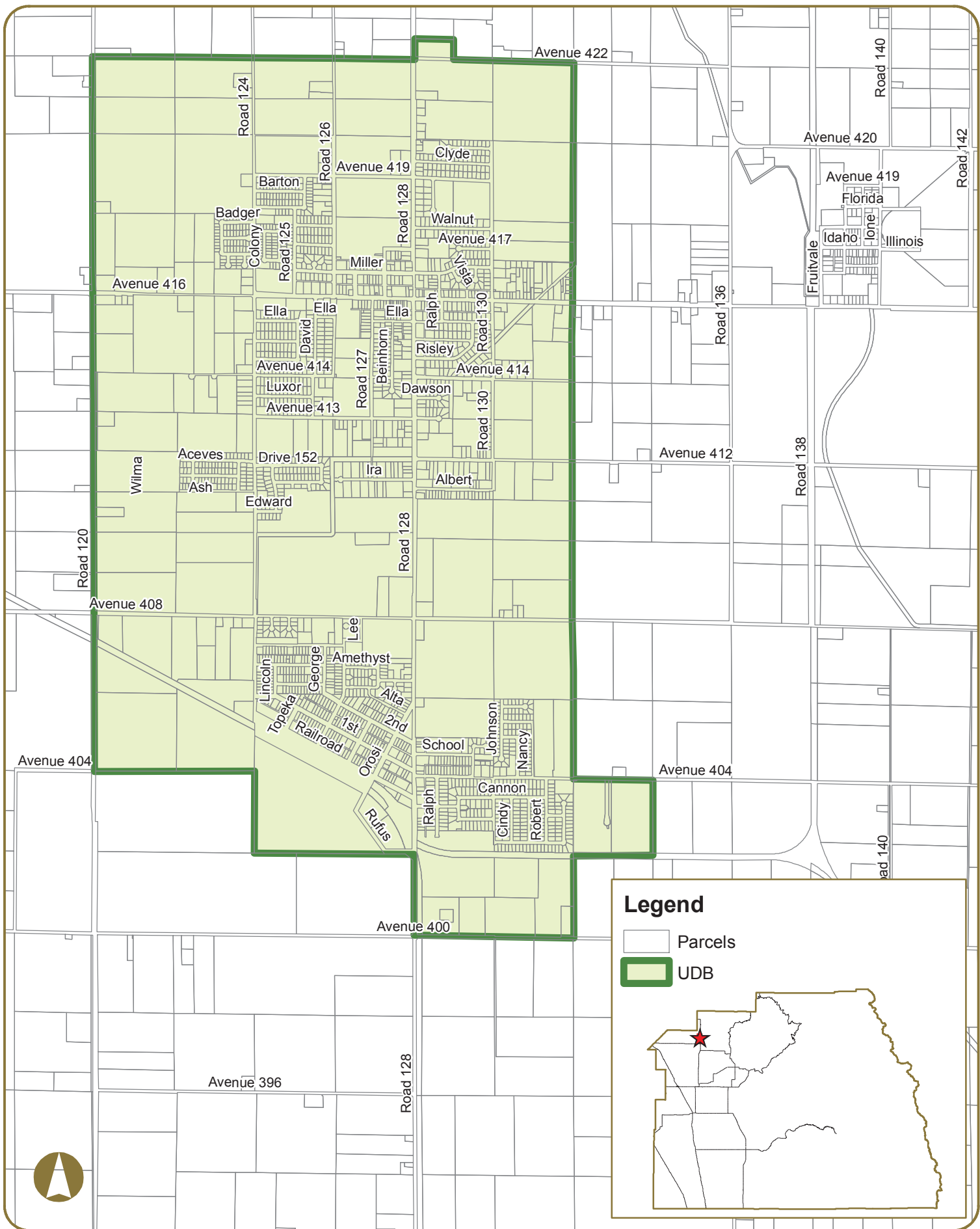
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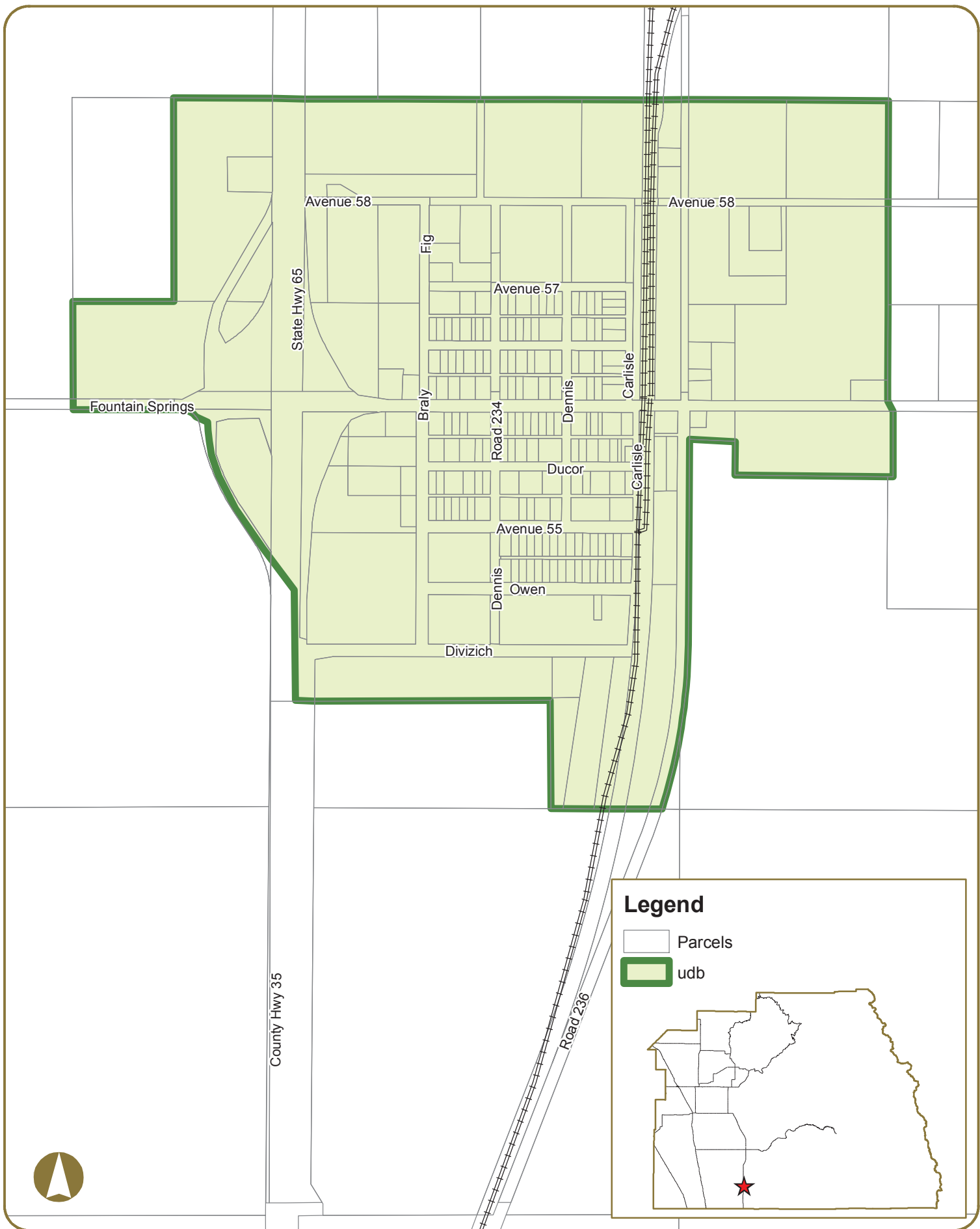






Alpaugh Urban Development Boundary | Figure 2.2-2

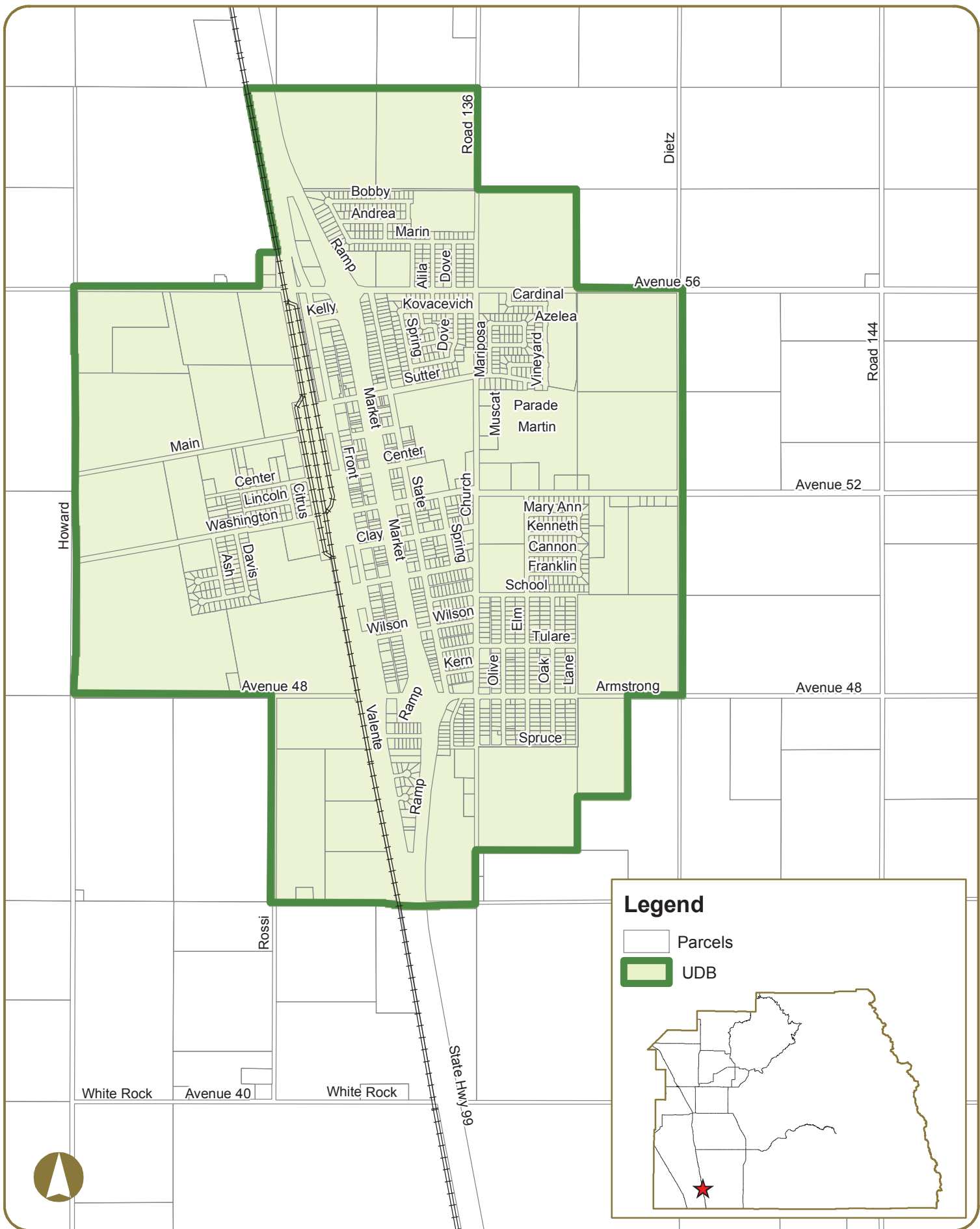




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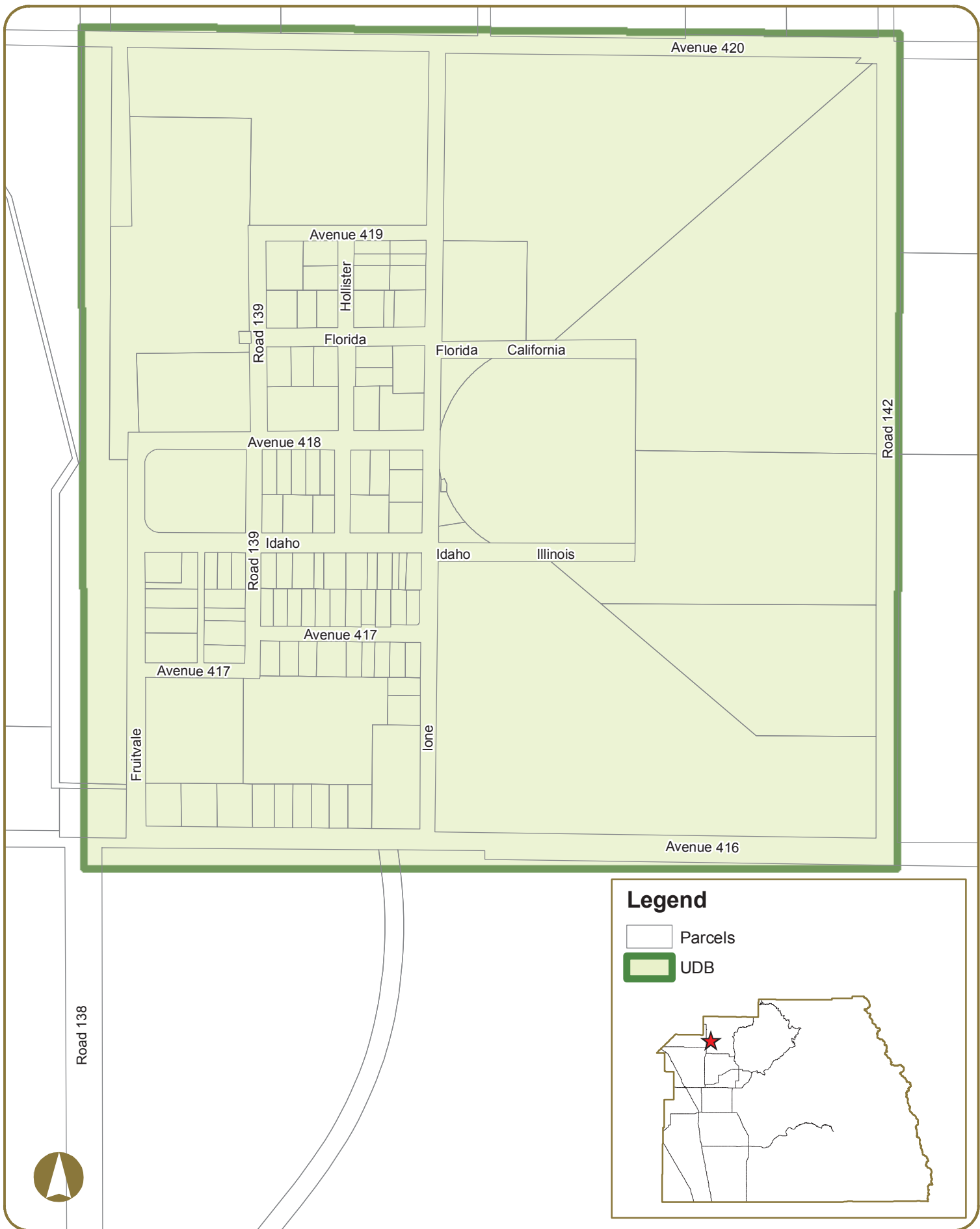
Ducor Urban Development Boundary

Figure 2.2-4



Earlimart Urban Development Boundary

Figure 2.2-5

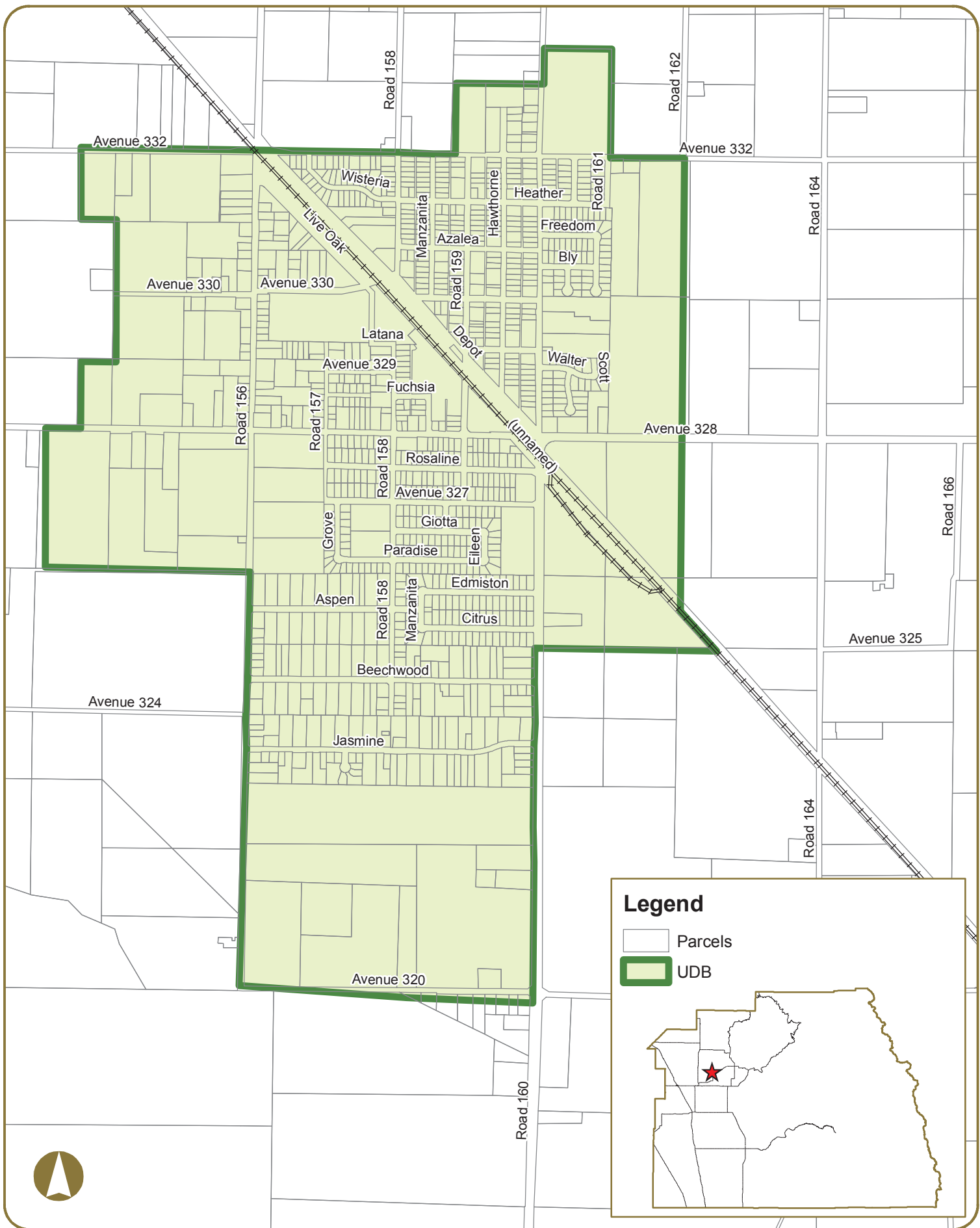


**Legend**

- Parcels
- UDB



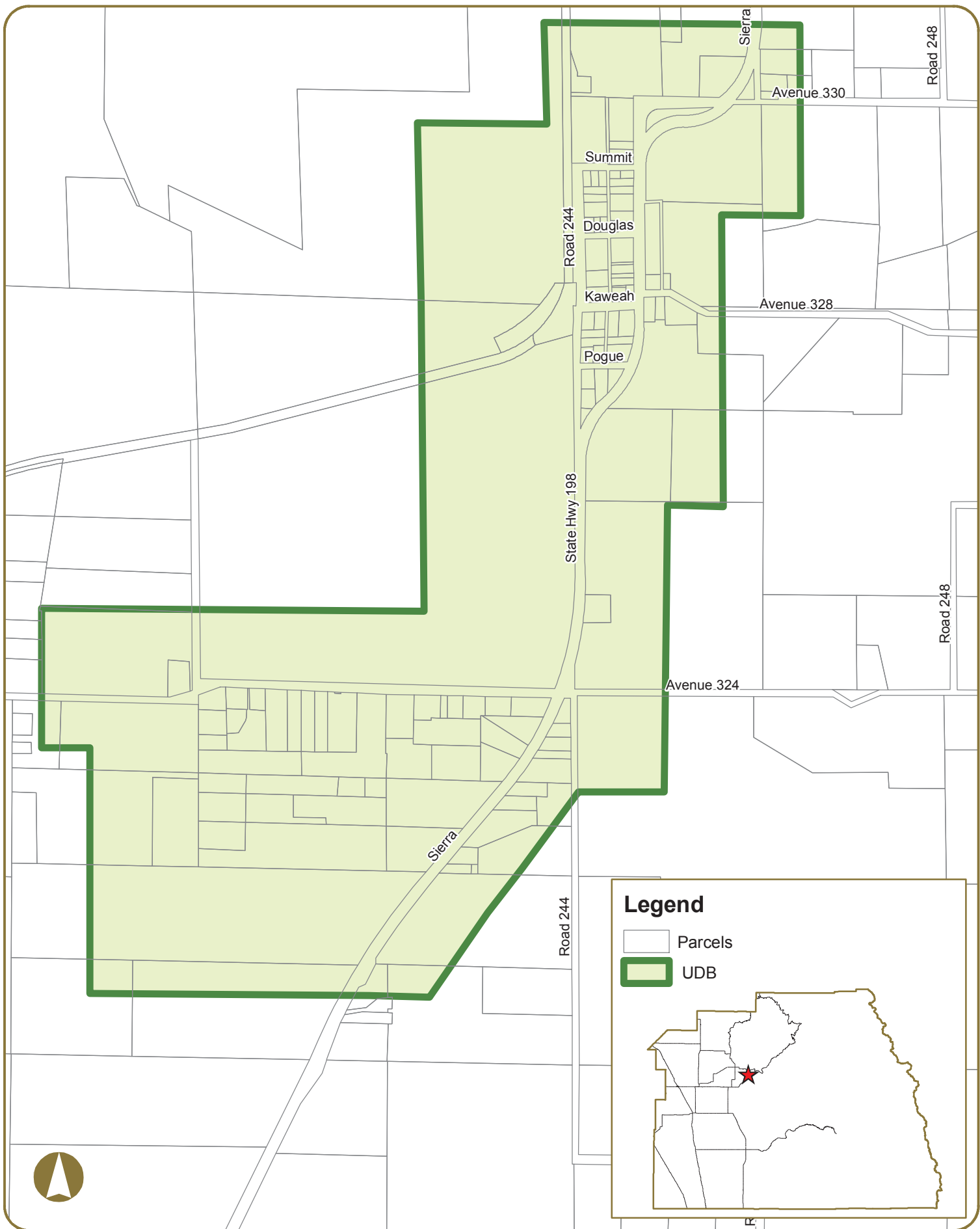




0 500 1,000 1,500 2,000 Feet

Ivanhoe Urban Development Boundary

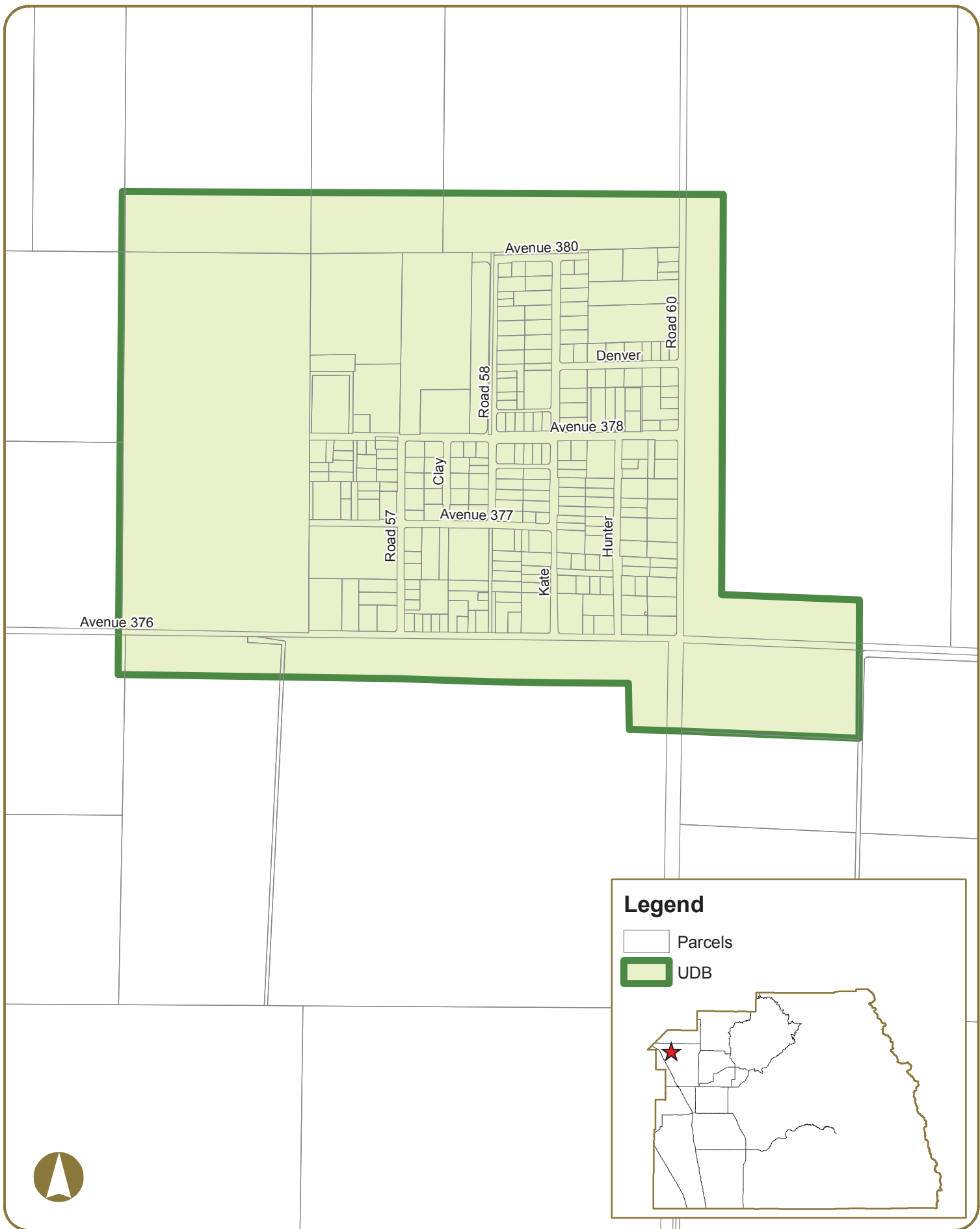
Figure 2.2-8



0 375 750 1,125 1,500 Feet

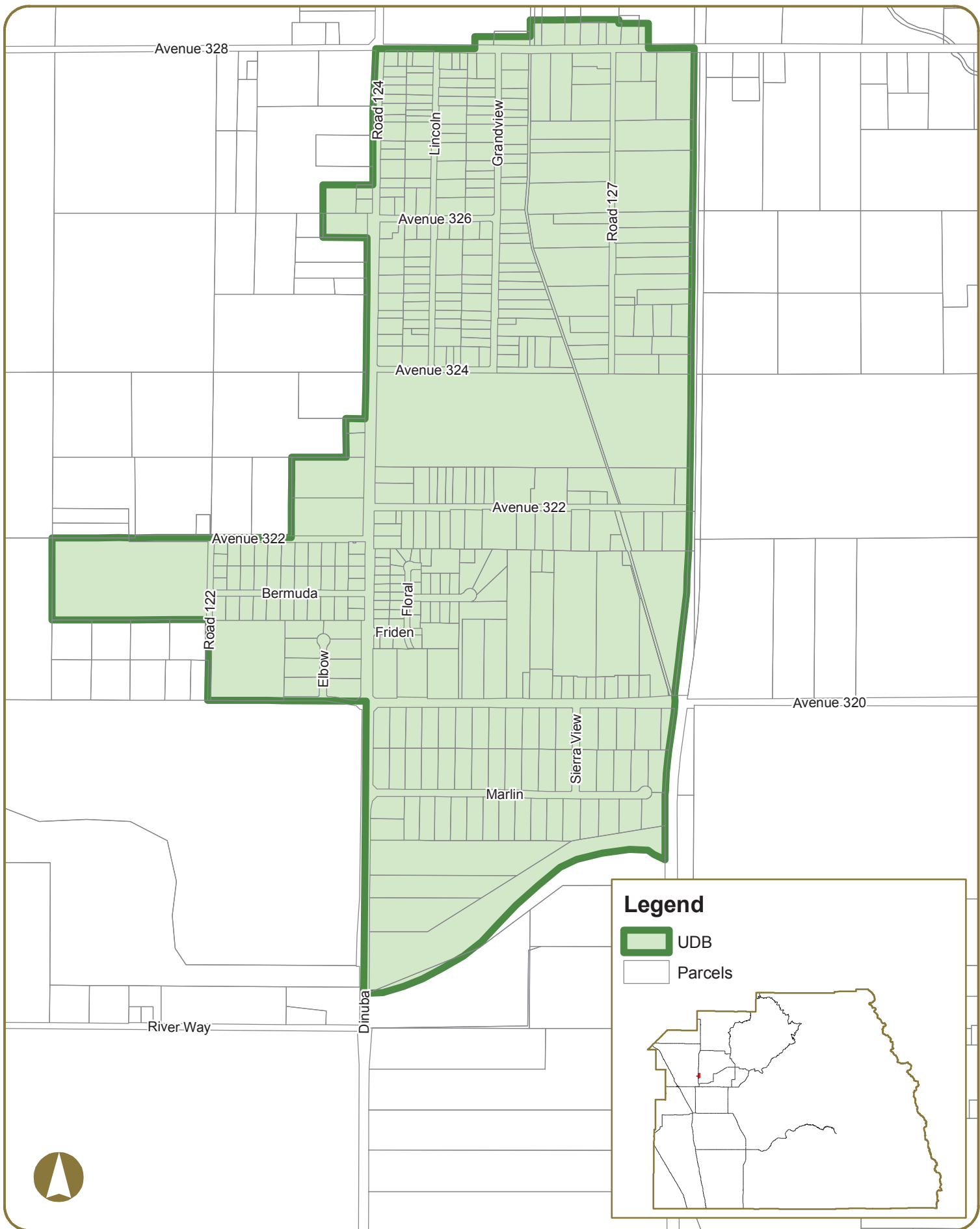
Lemon Cove Urban Development Boundary

Figure 2.2-9



London Urban Development Boundary

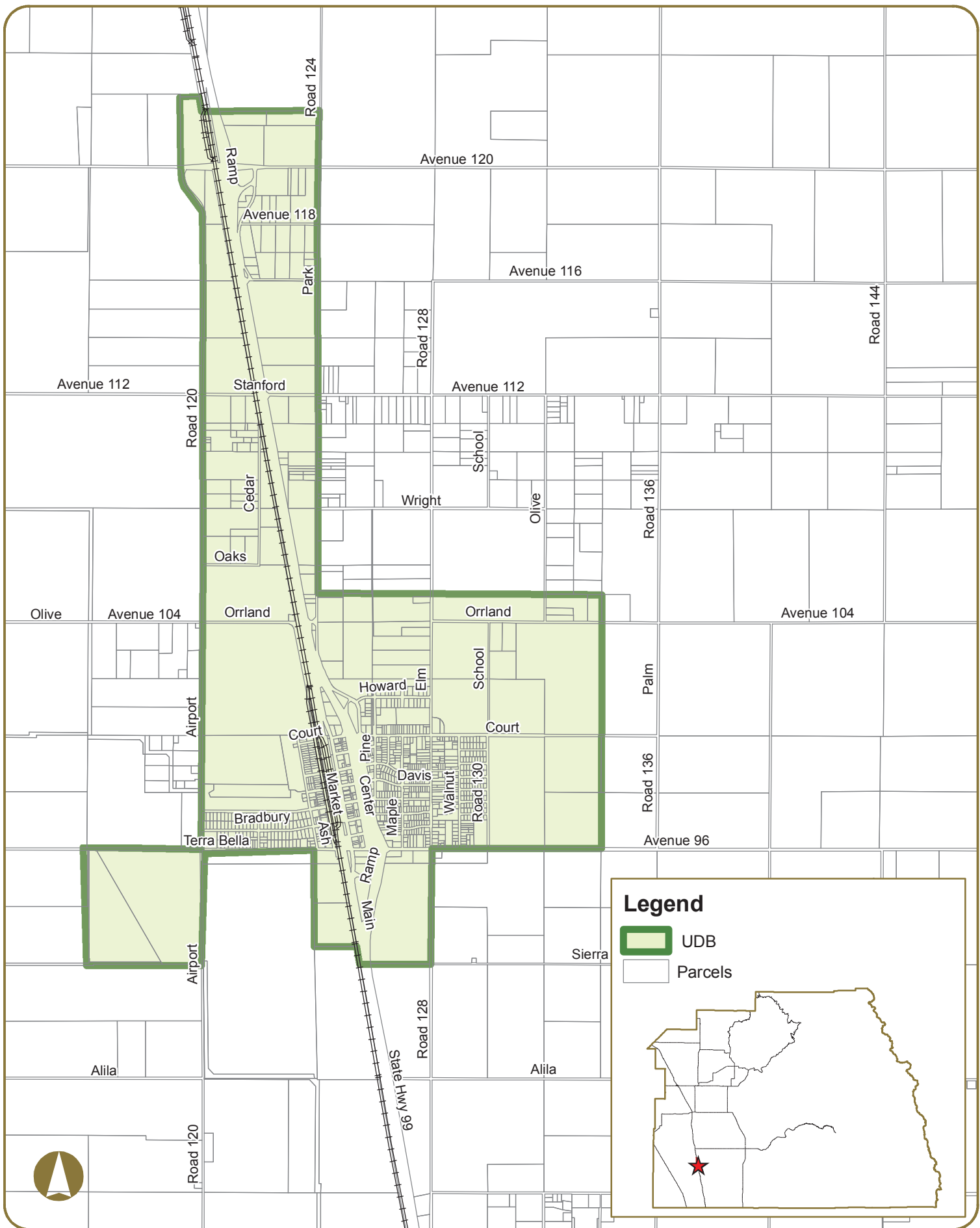
Figure 2.2-10



0 500 1,000 1,500 Feet

**Patterson Tract Urban Development Boundary**

**Figure 2.2-11**

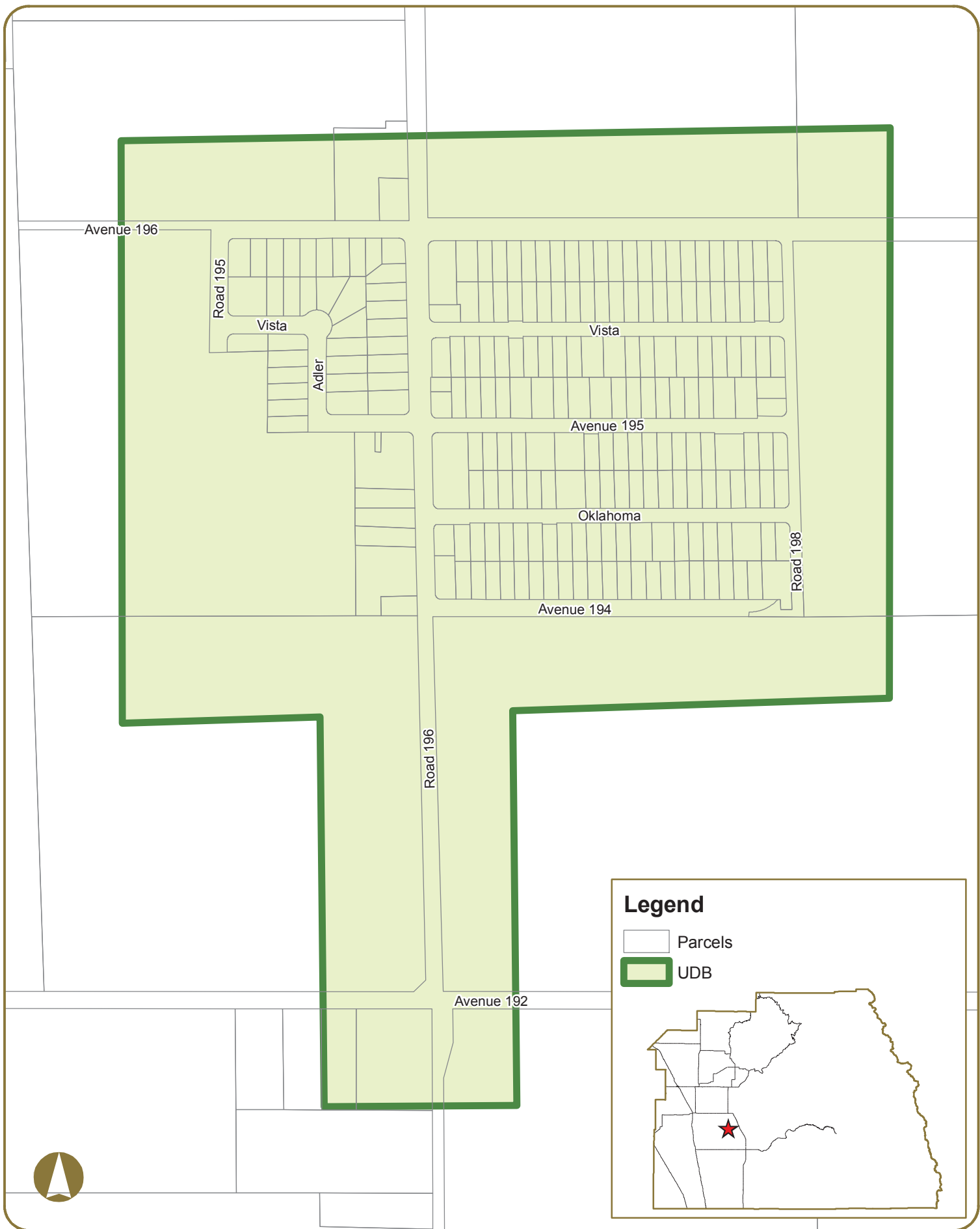


0 1,000 2,000 3,000 4,000 Feet

Pixley Urban Development Boundary

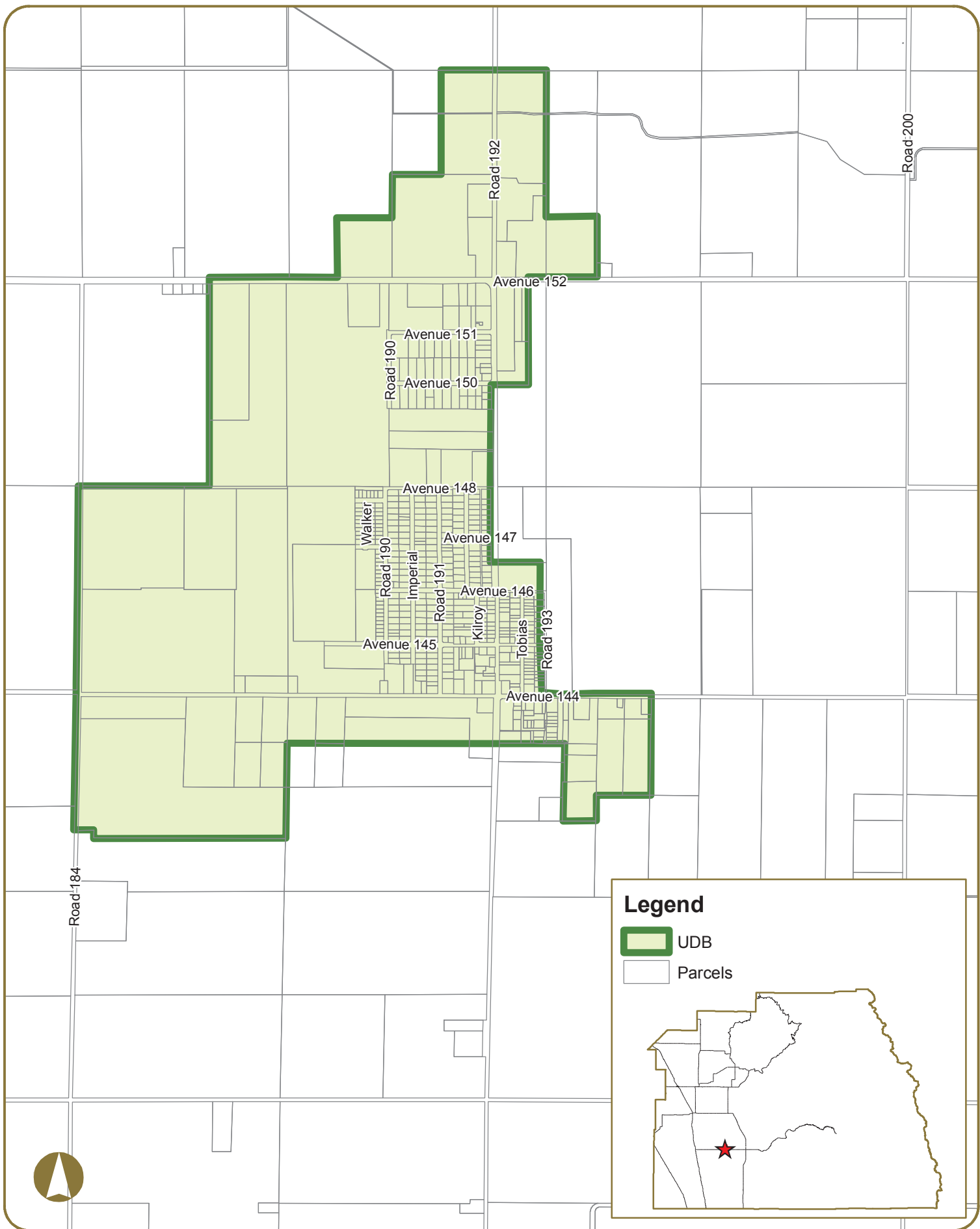
Figure 2.2-12



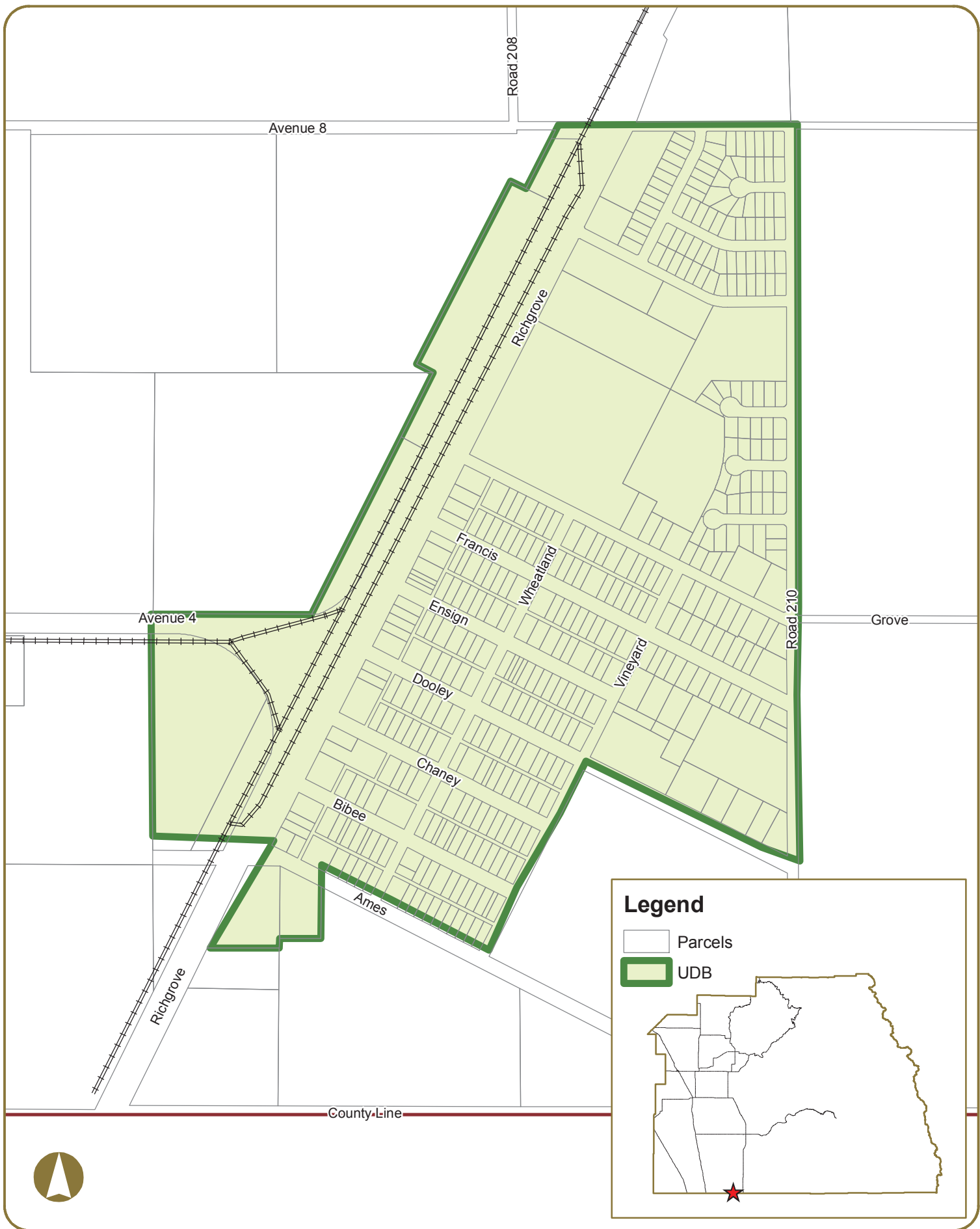


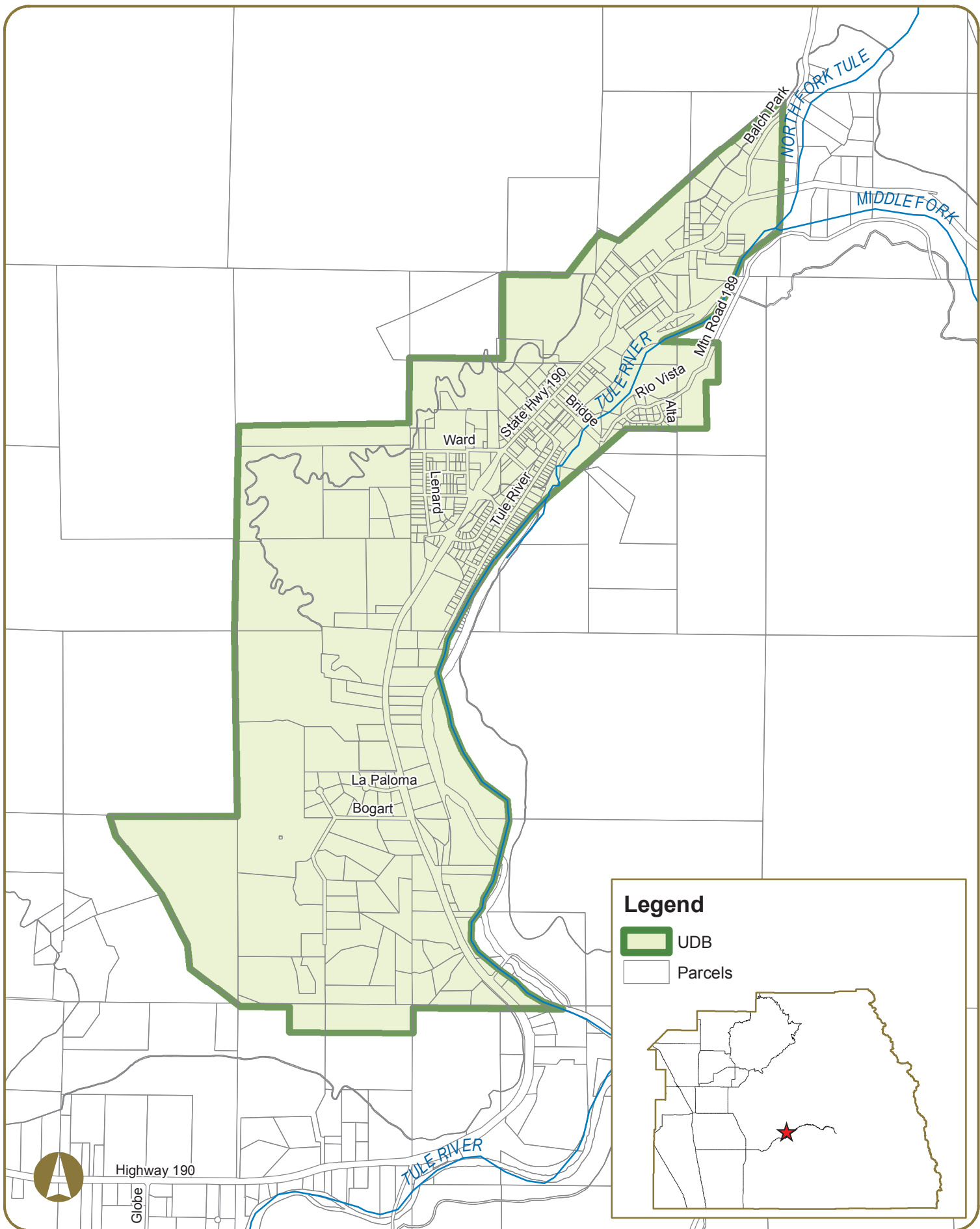
Plainview Urban Development Boundary

Figure 2.2-13



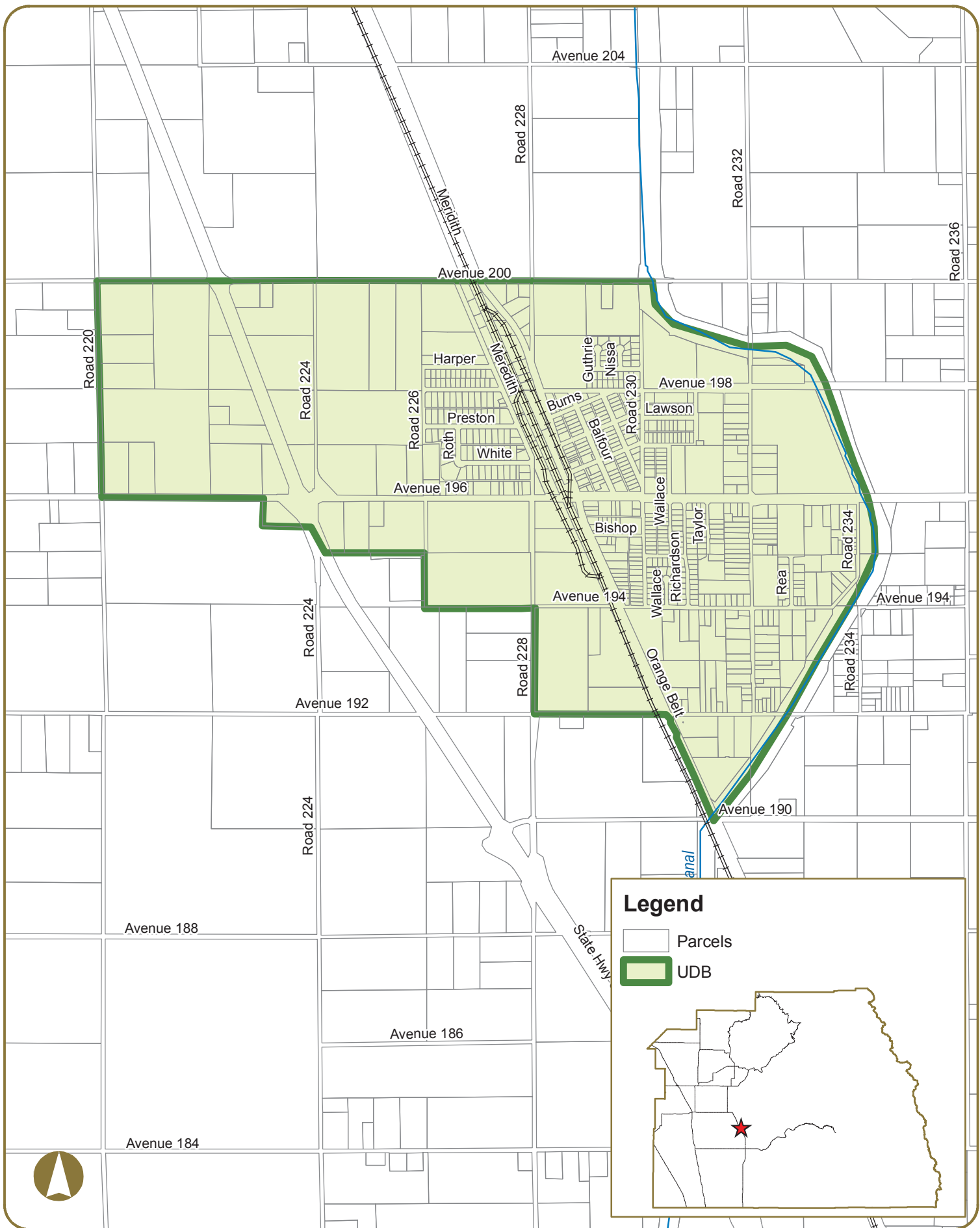
0 500 1,000 1,500 Feet





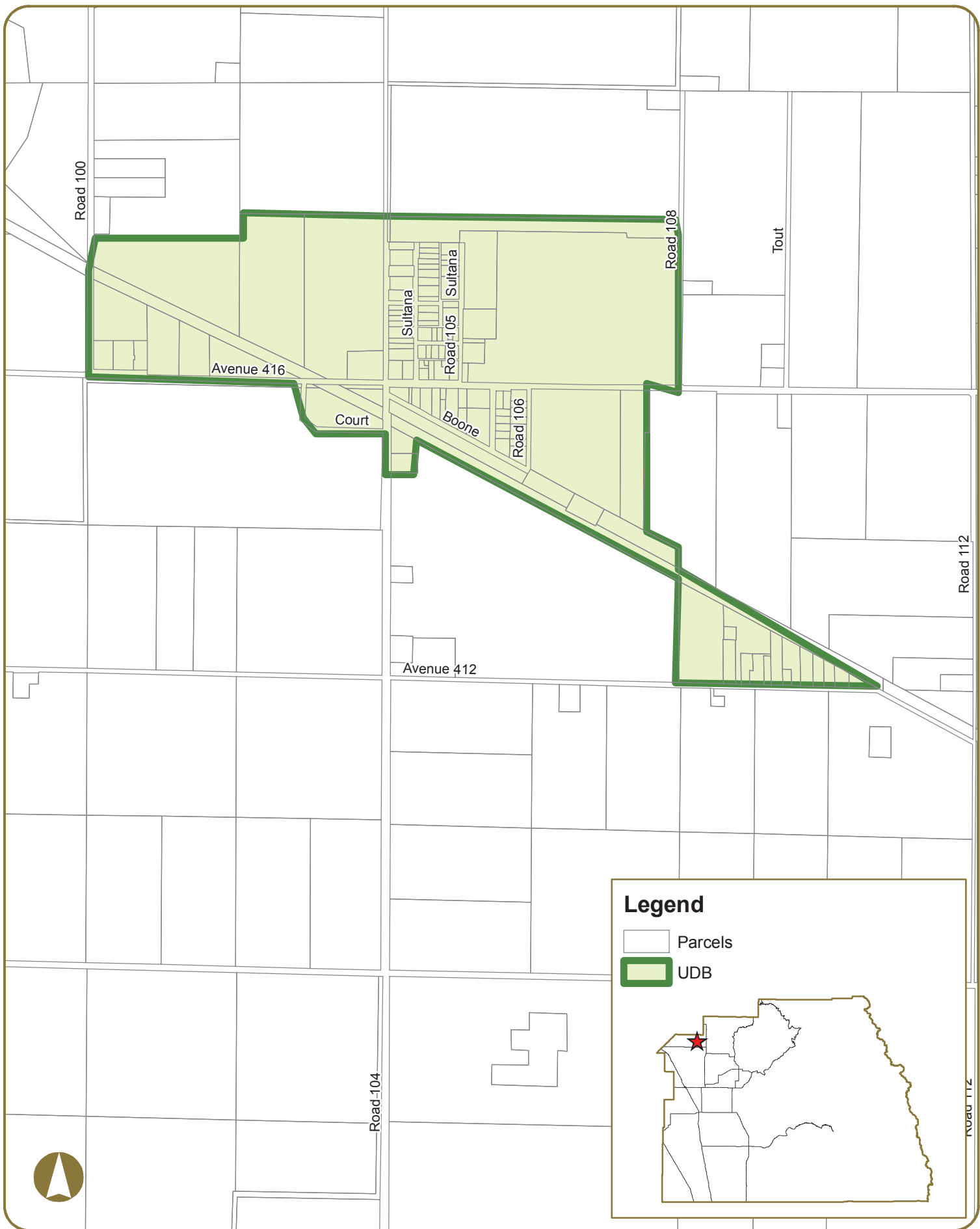
Springville Urban Development Boundary

Figure 2.2-16

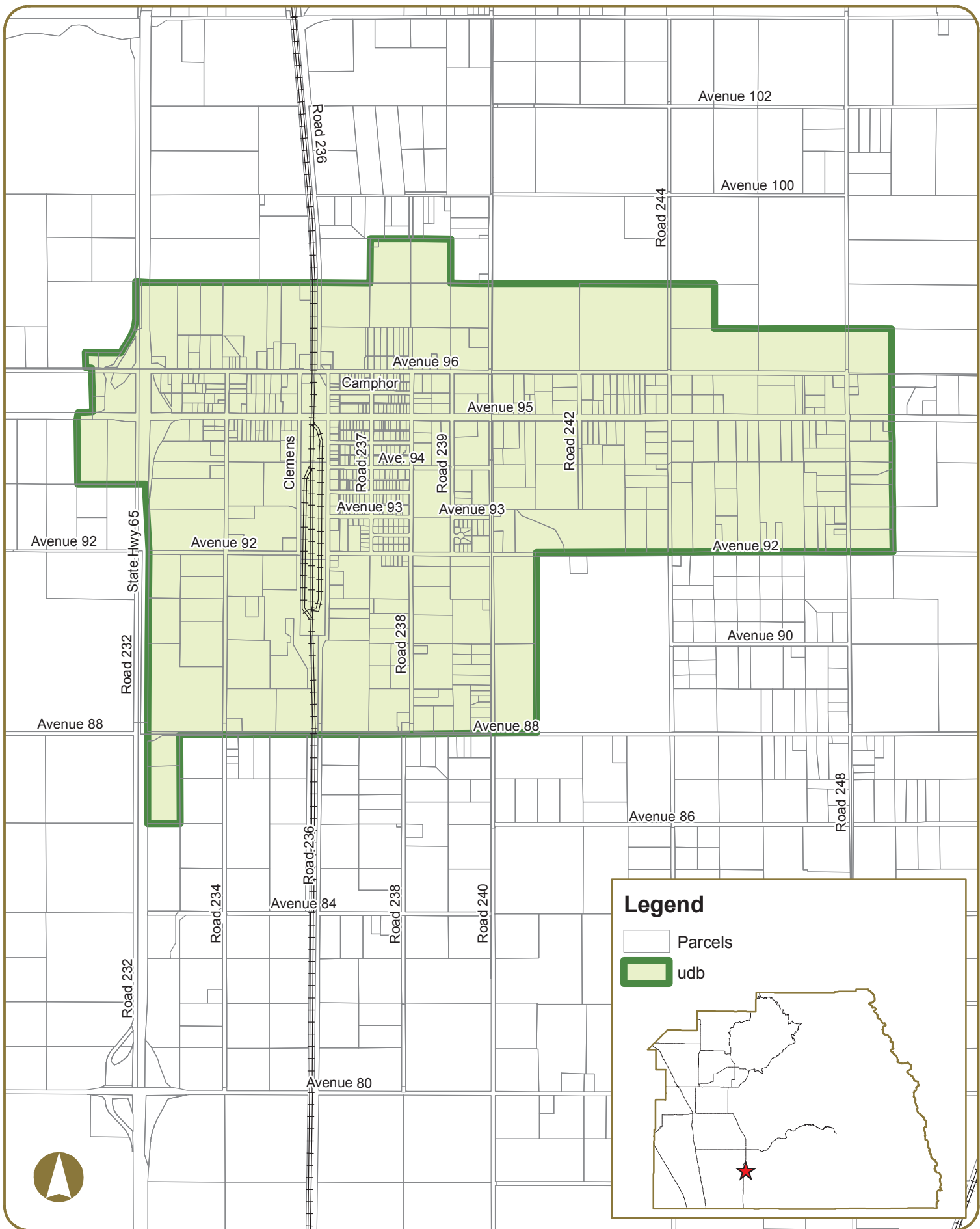


**Strathmore Urban Development Boundary**

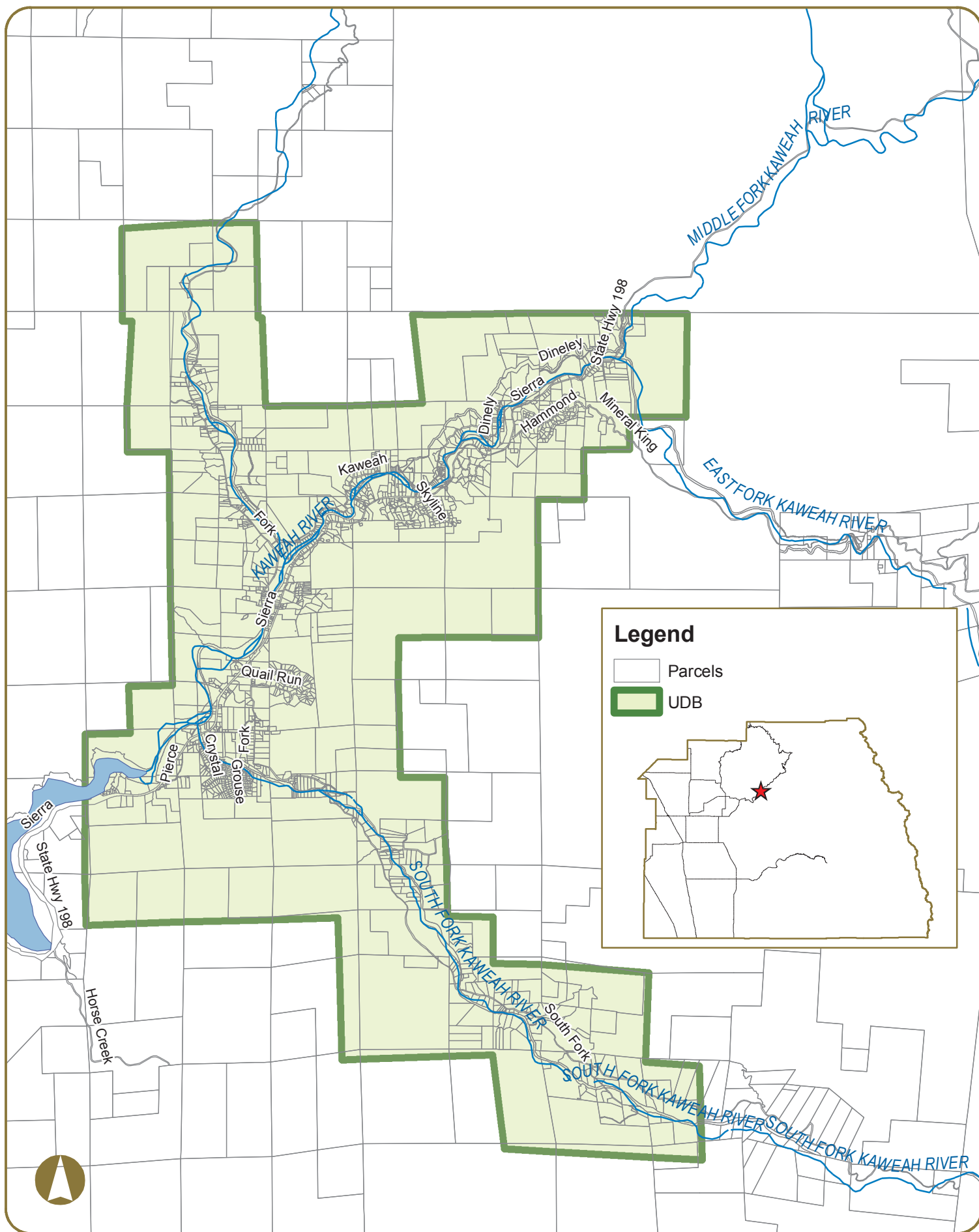
**Figure 2.2-17**

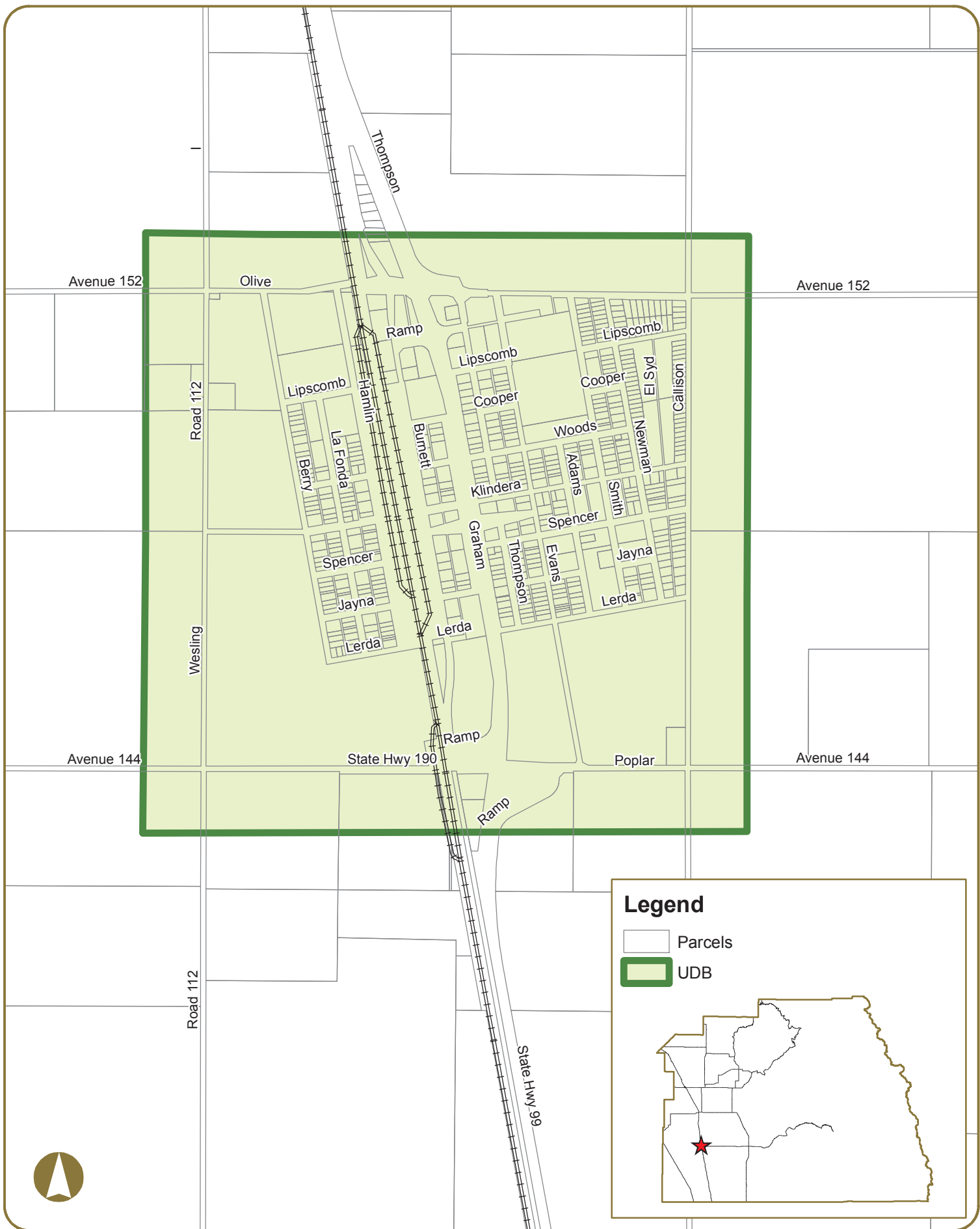






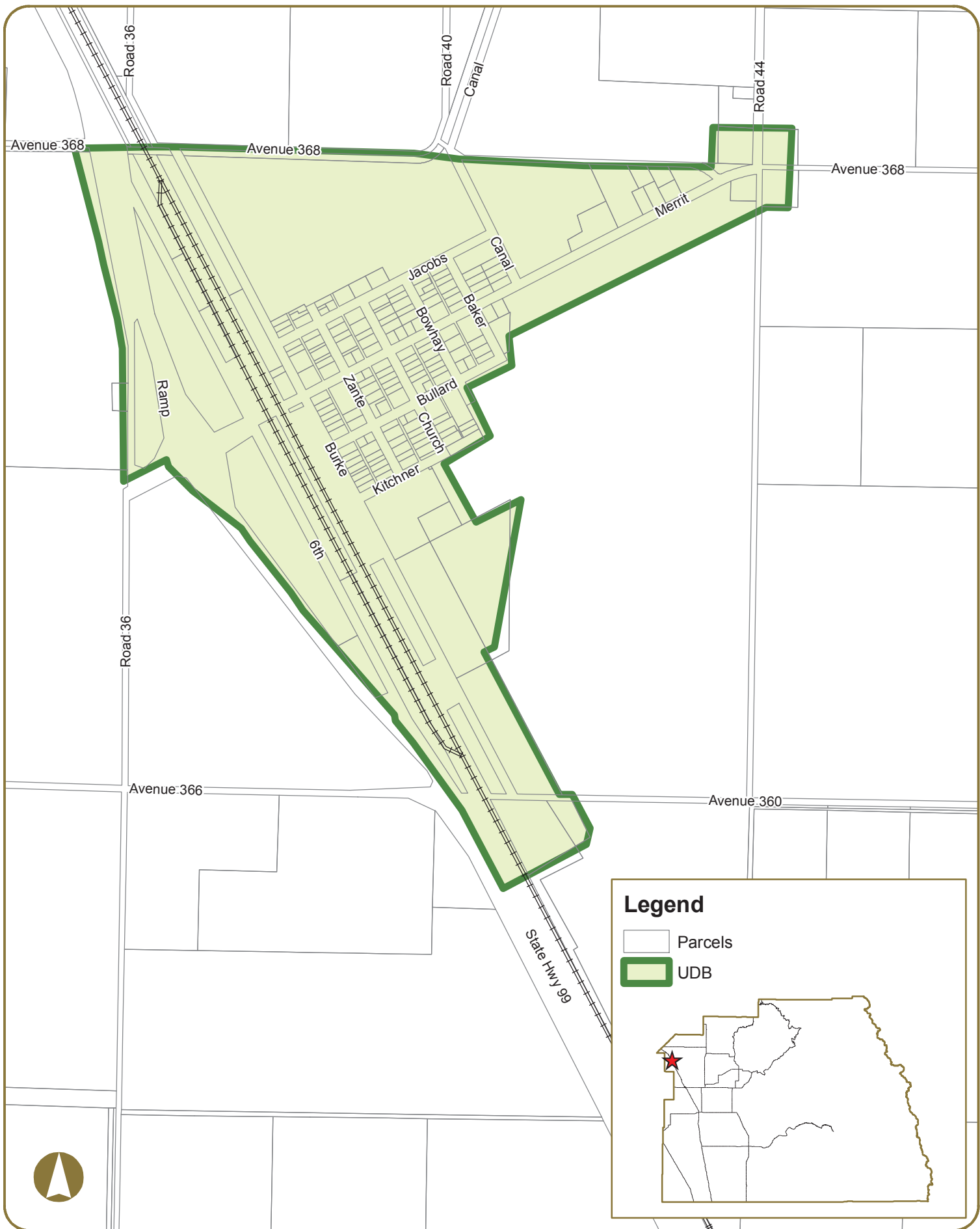
Terra Bella Urban Development Boundary | Figure 2.2-19





Tipton Urban Development Boundary

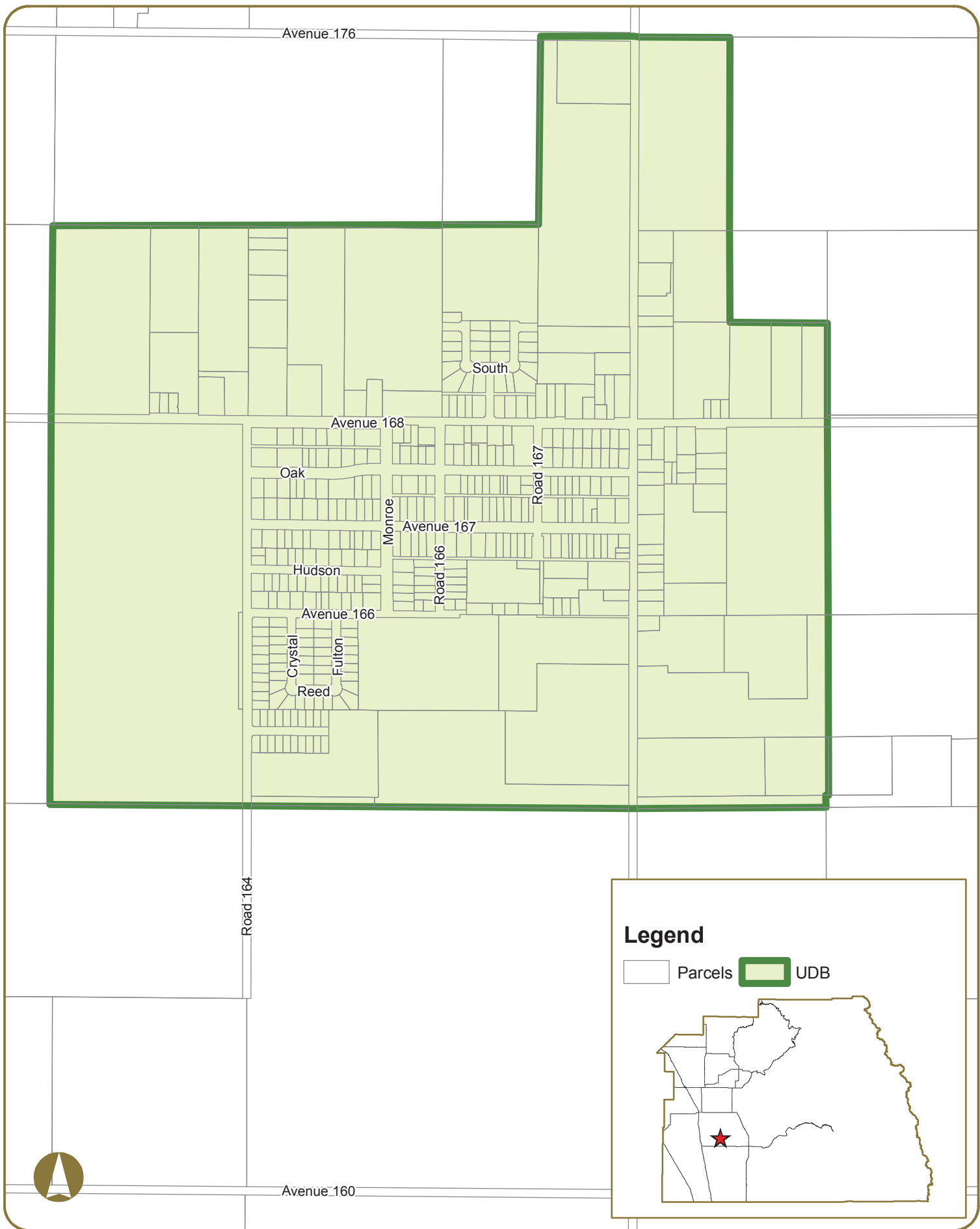
Figure 2.2-21

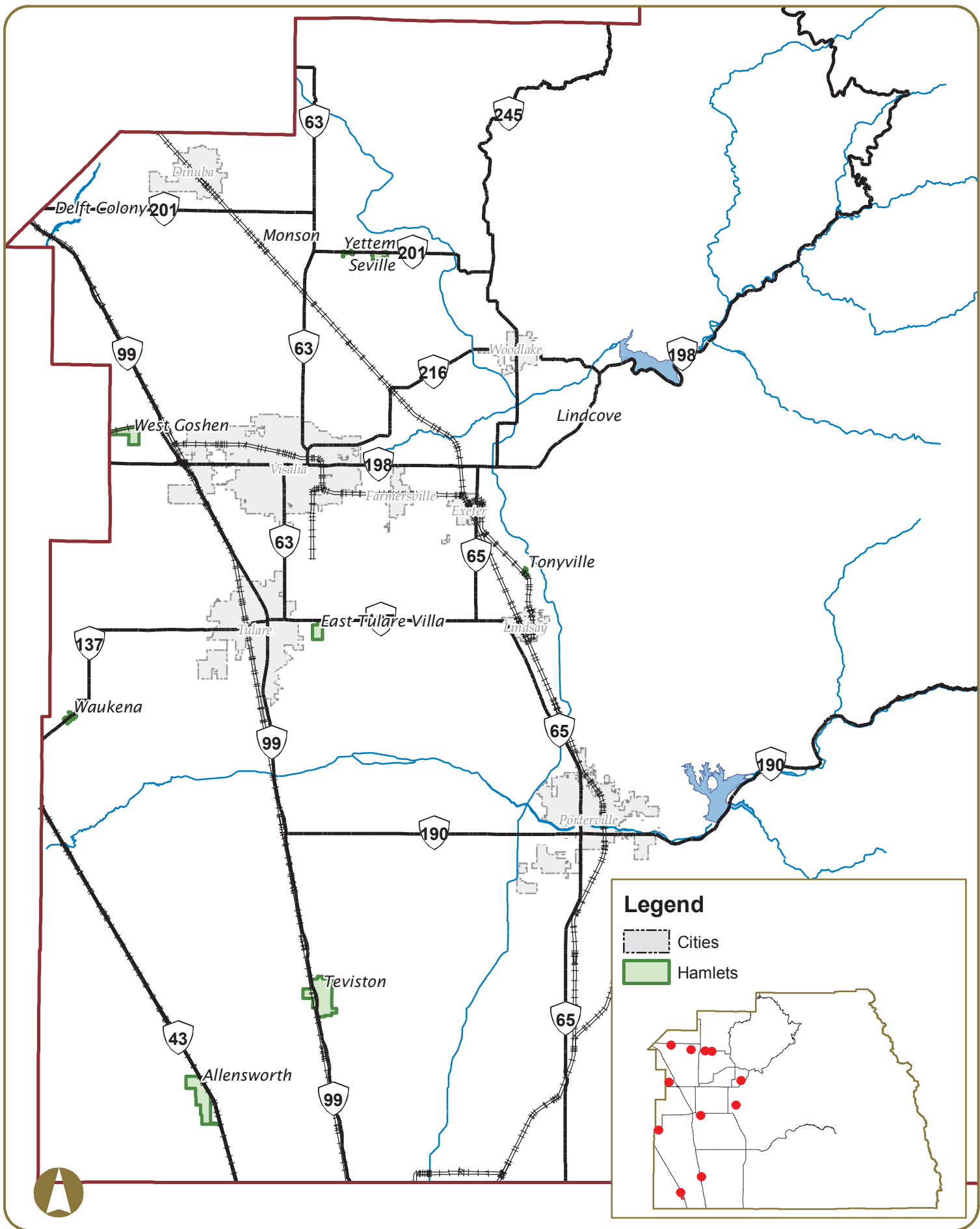


0 500 1,000 1,500 2,000 Feet

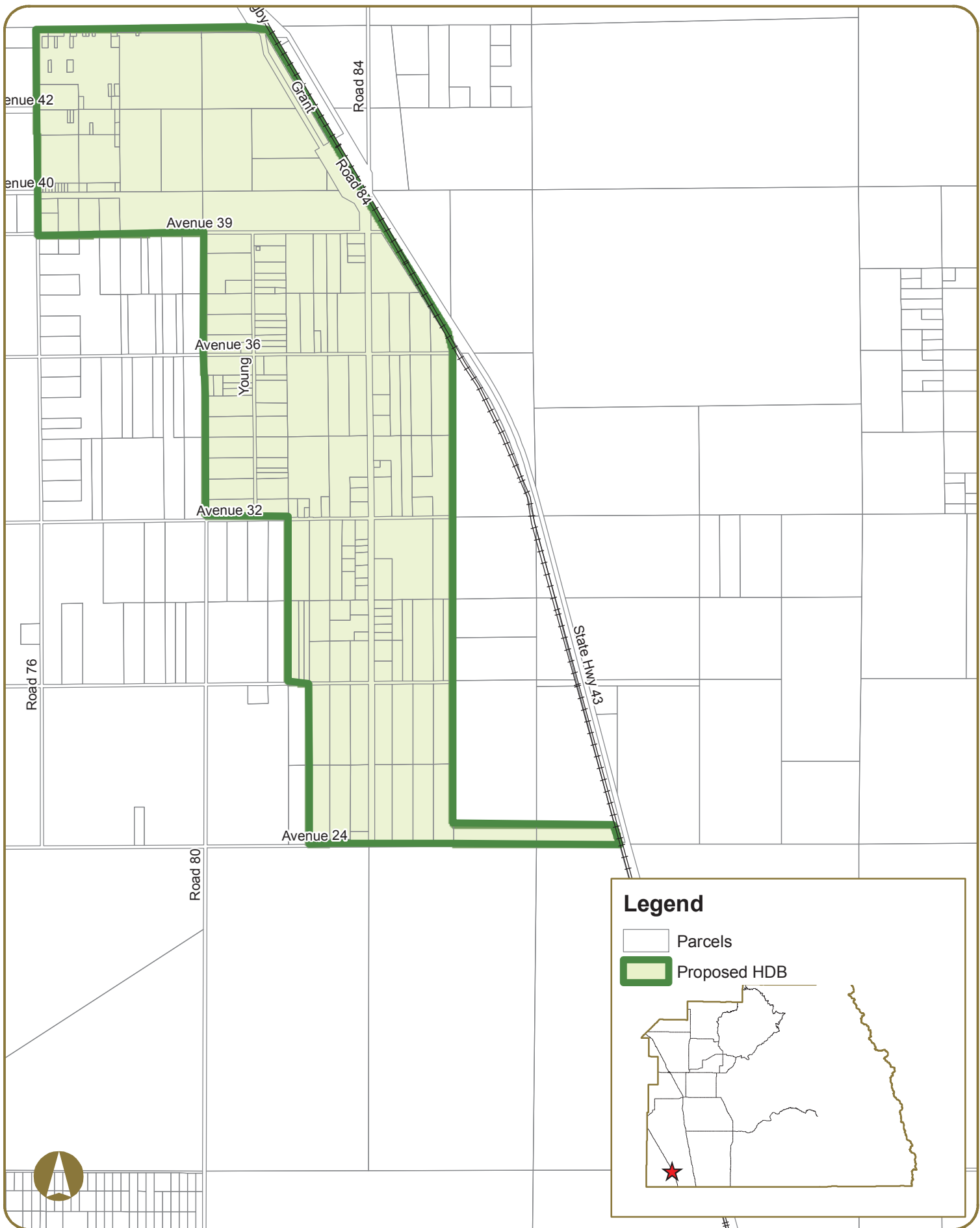
Traver Urban Development Boundary

Figure 2.2-22





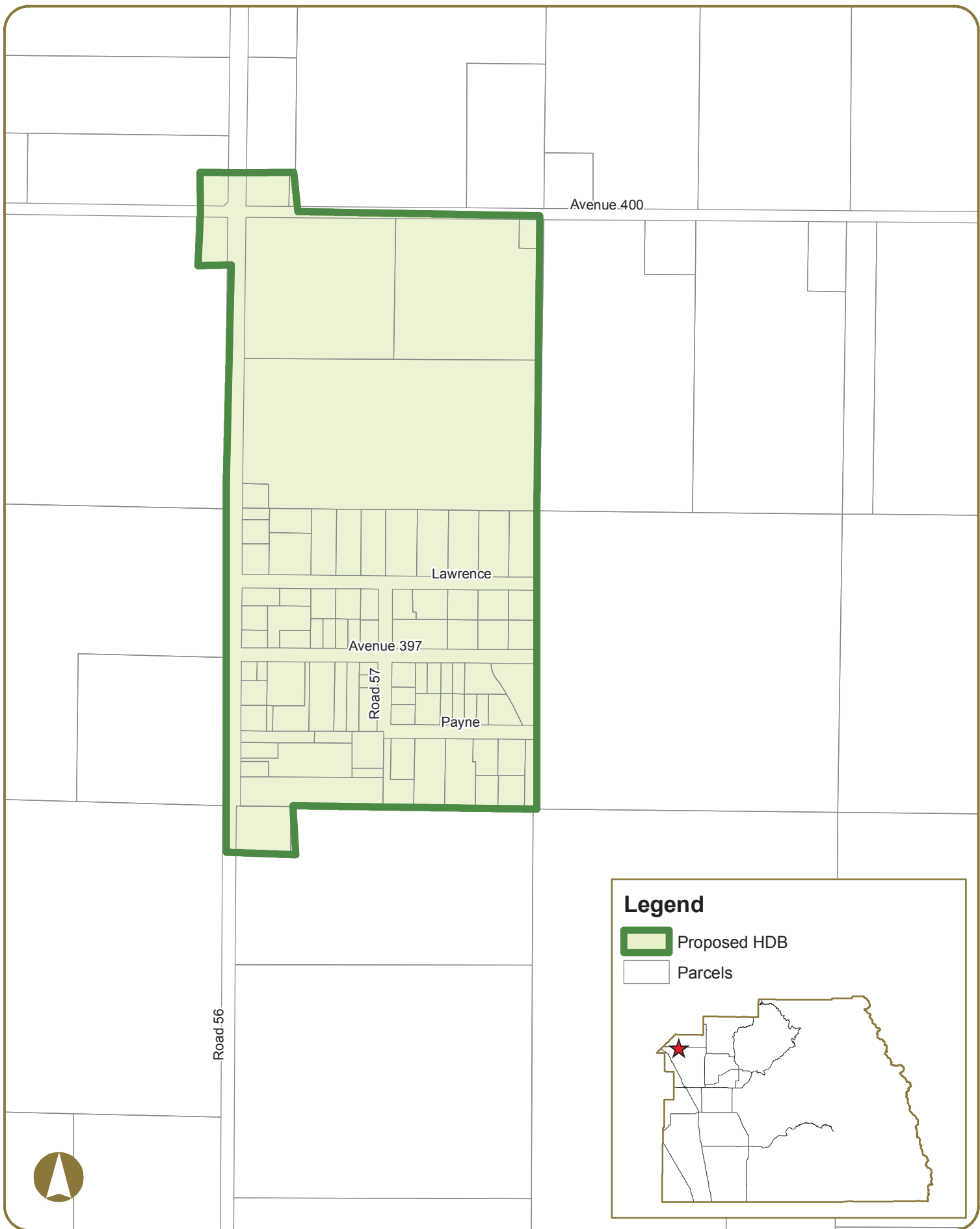


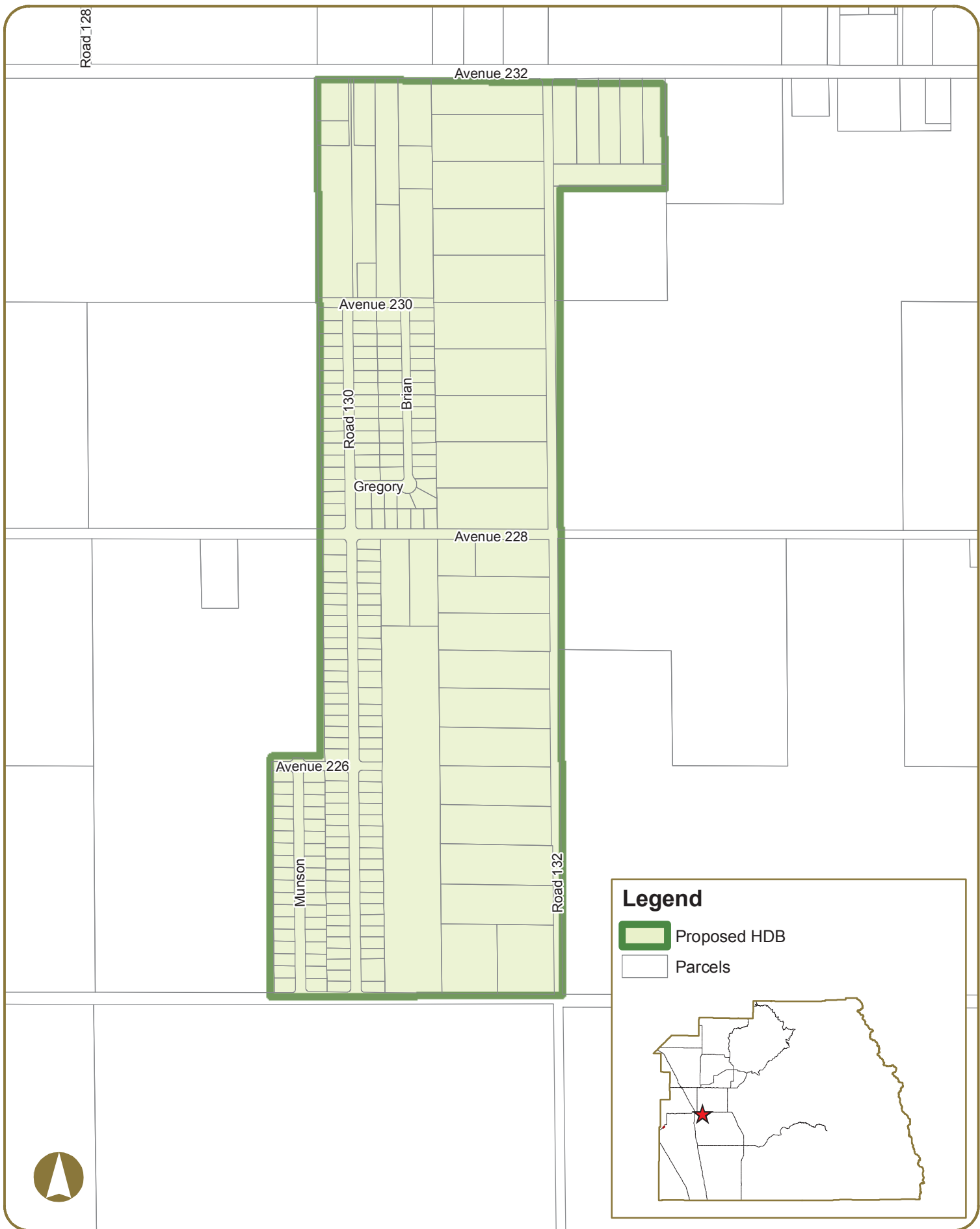


0 930 1,860 2,790 3,720 Feet

Allensworth Hamlet Development Boundary

Figure 2.3-2

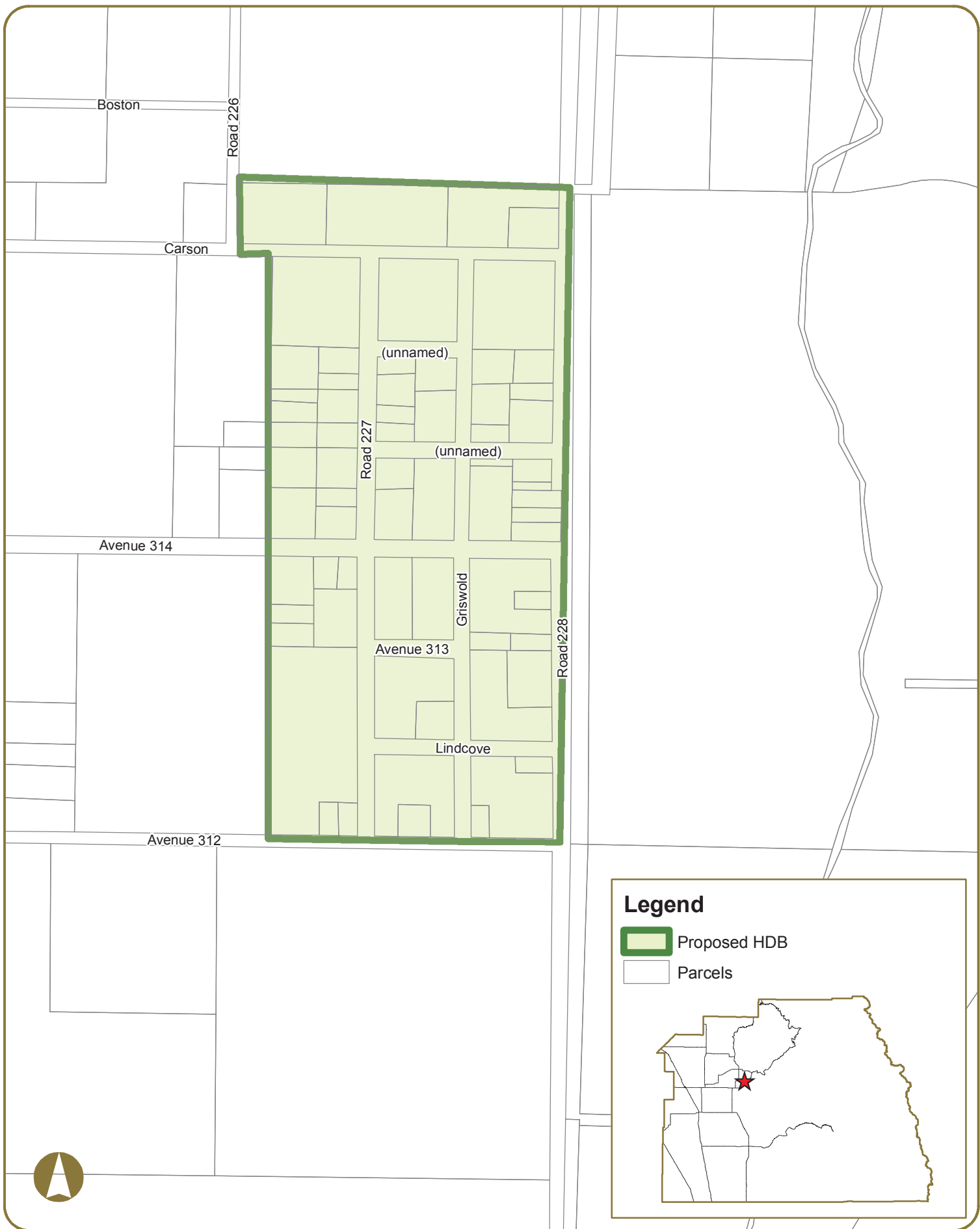




0 500 1,000 Feet

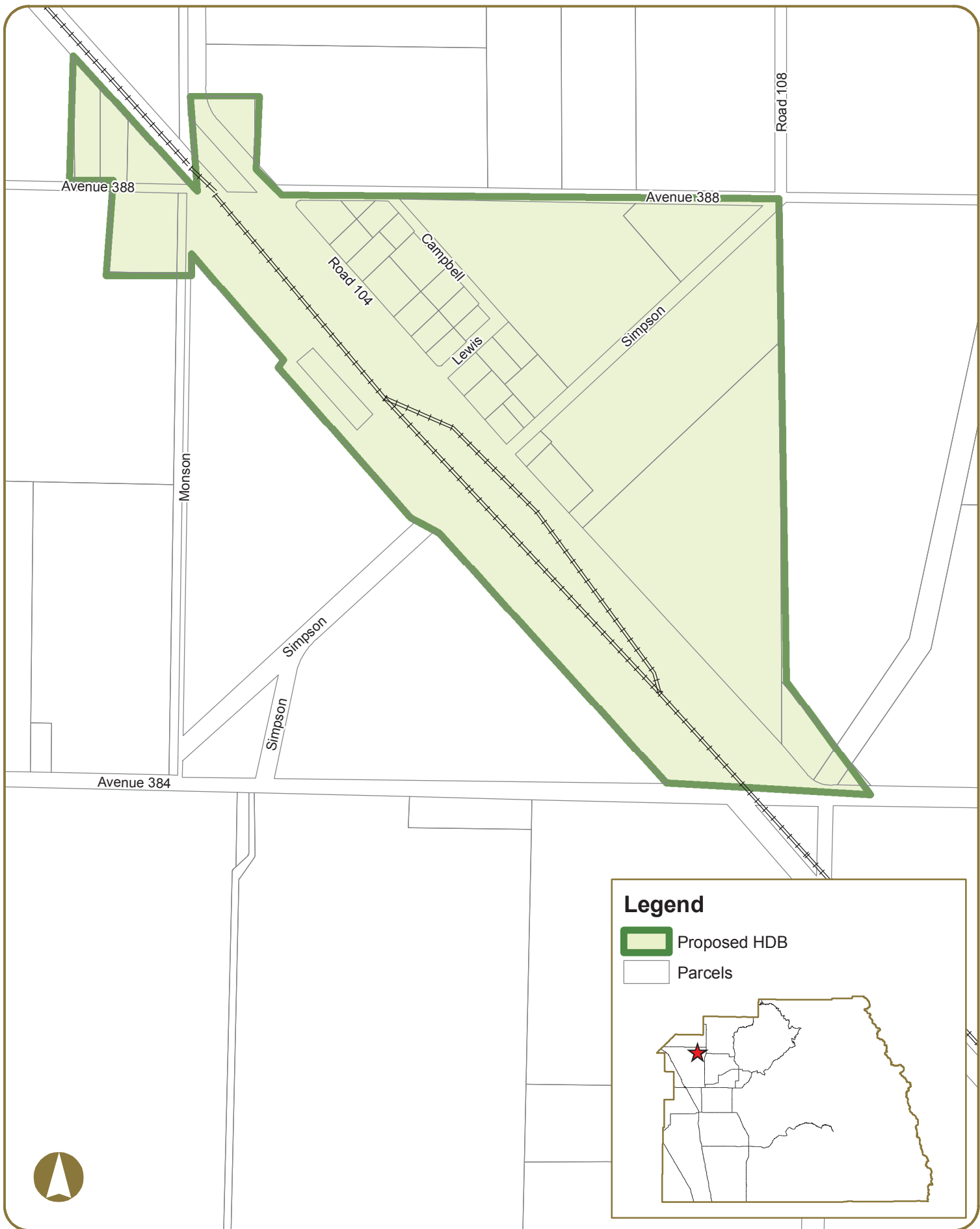
E. Tulare Villa Hamlet Development Boundary

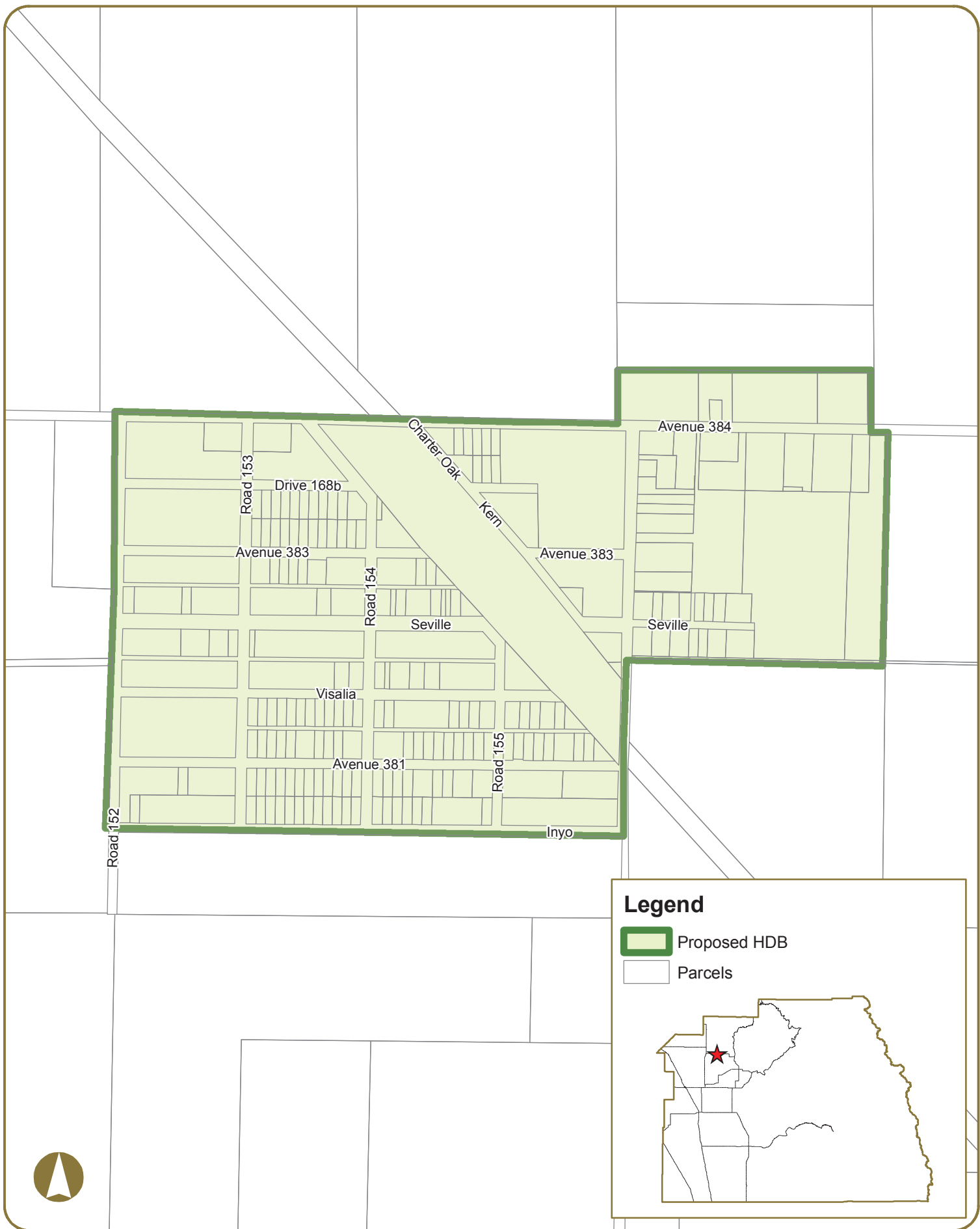
Figure 2.3-4



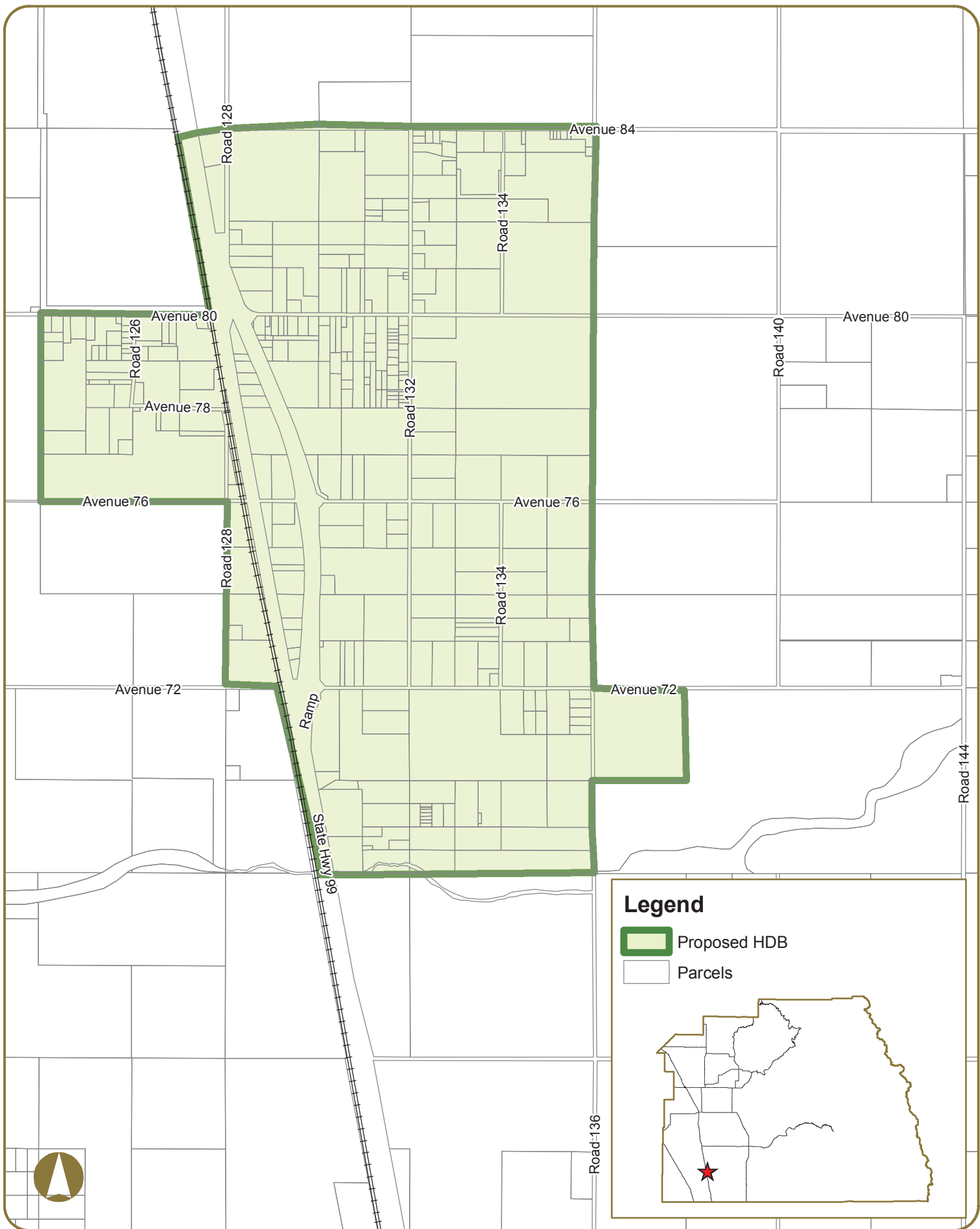
0 250 500 750 1,000 Feet

**Lindcove Hamlet Development Boundary** | **Figure 2.3-5**



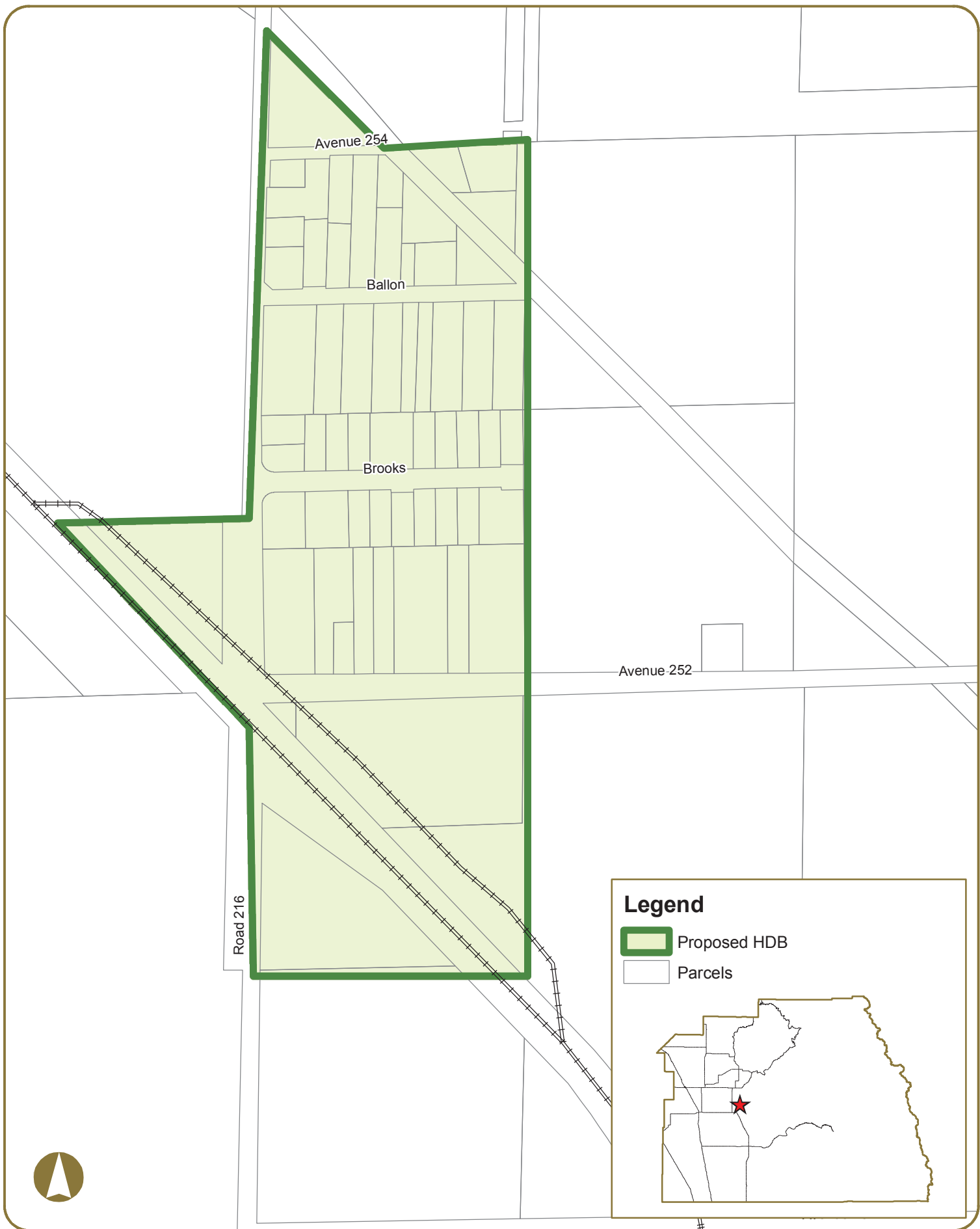






0 1,000 2,000 3,000 Feet

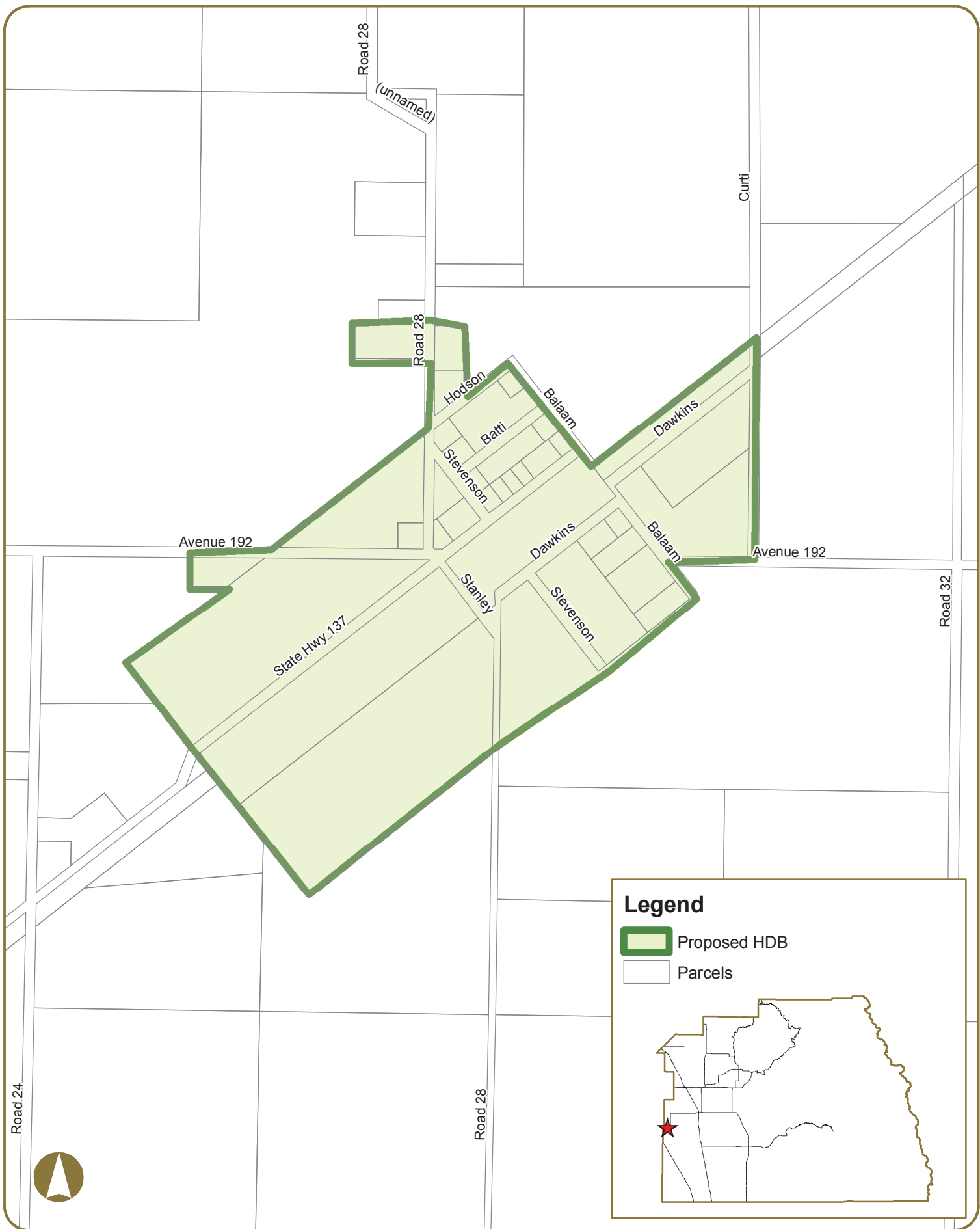
**Teviston Hamlet Development Boundary** | **Figure 2.3-8**



0 250 500 Feet

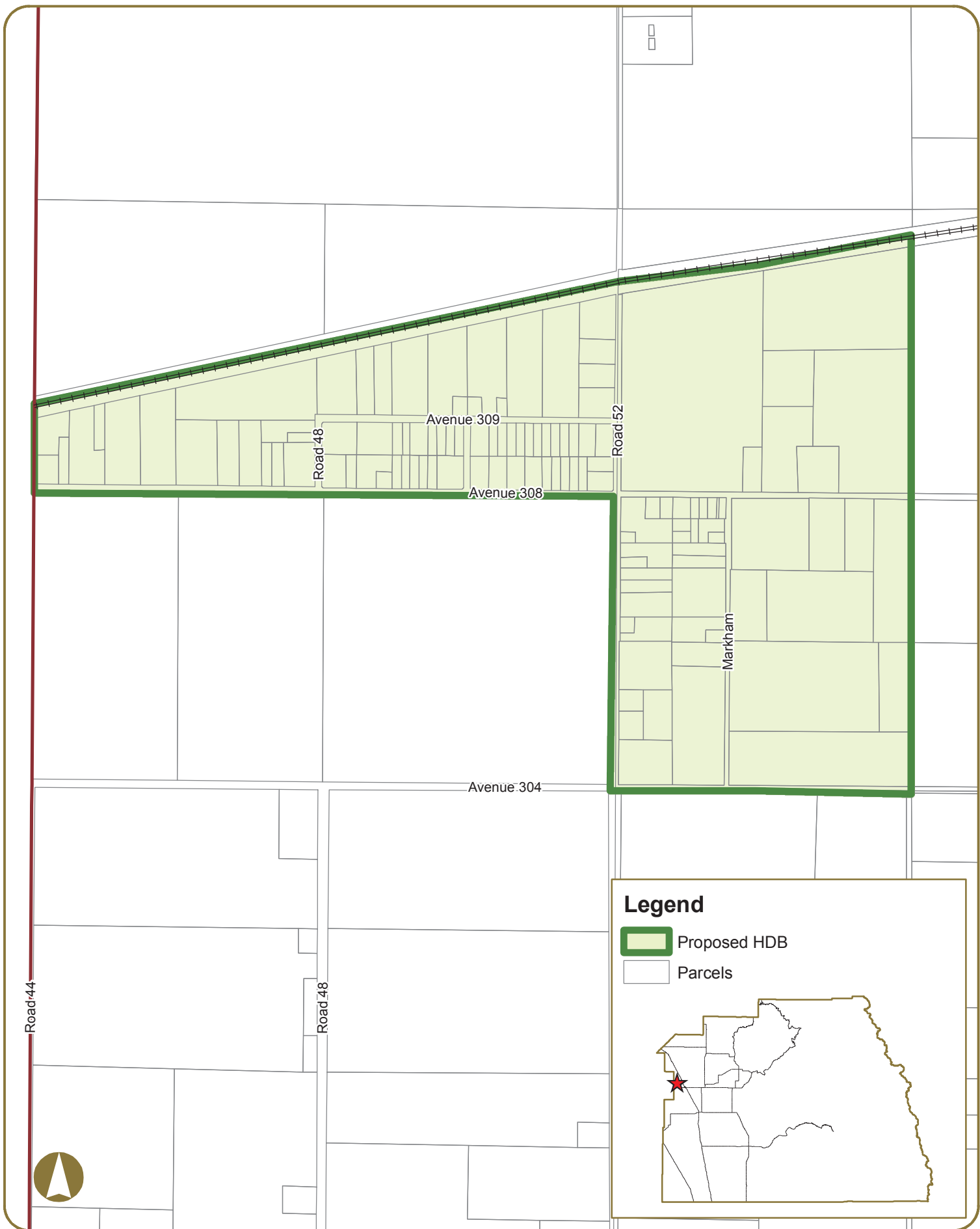
Tonyville Hamlet Development Boundary

Figure 2.3-9



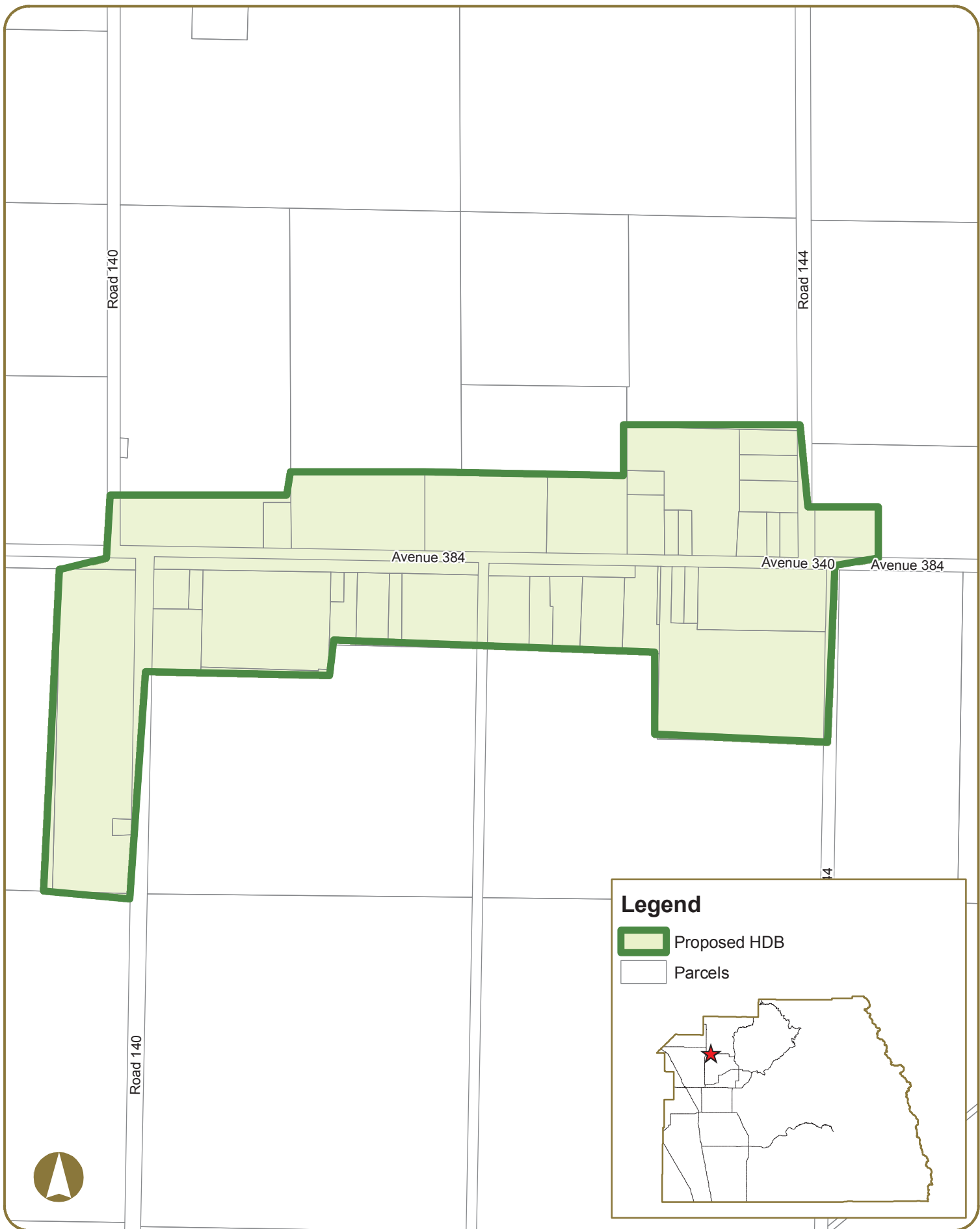
**Waukena Hamlet Development Boundary**

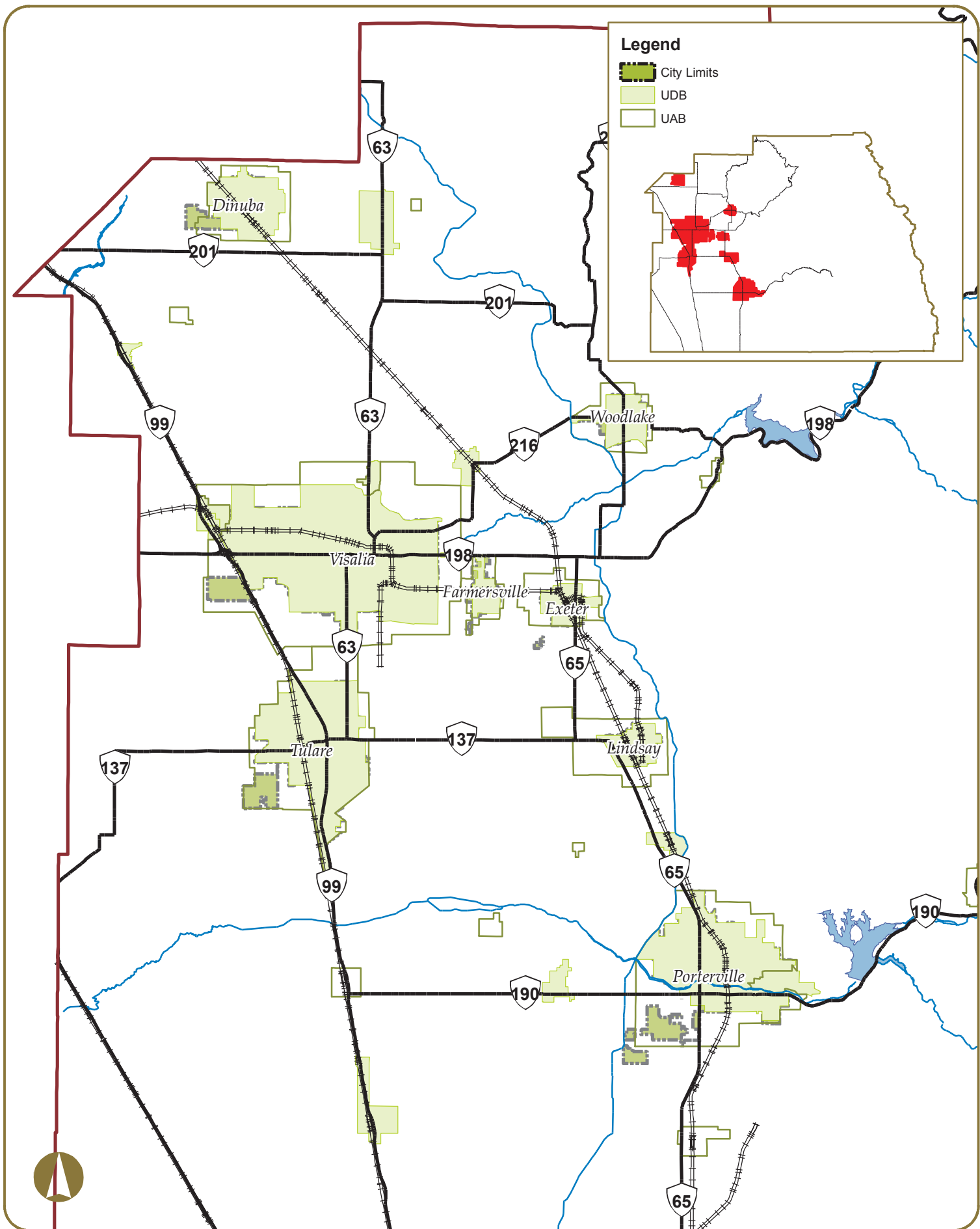
**Figure 2.3-10**

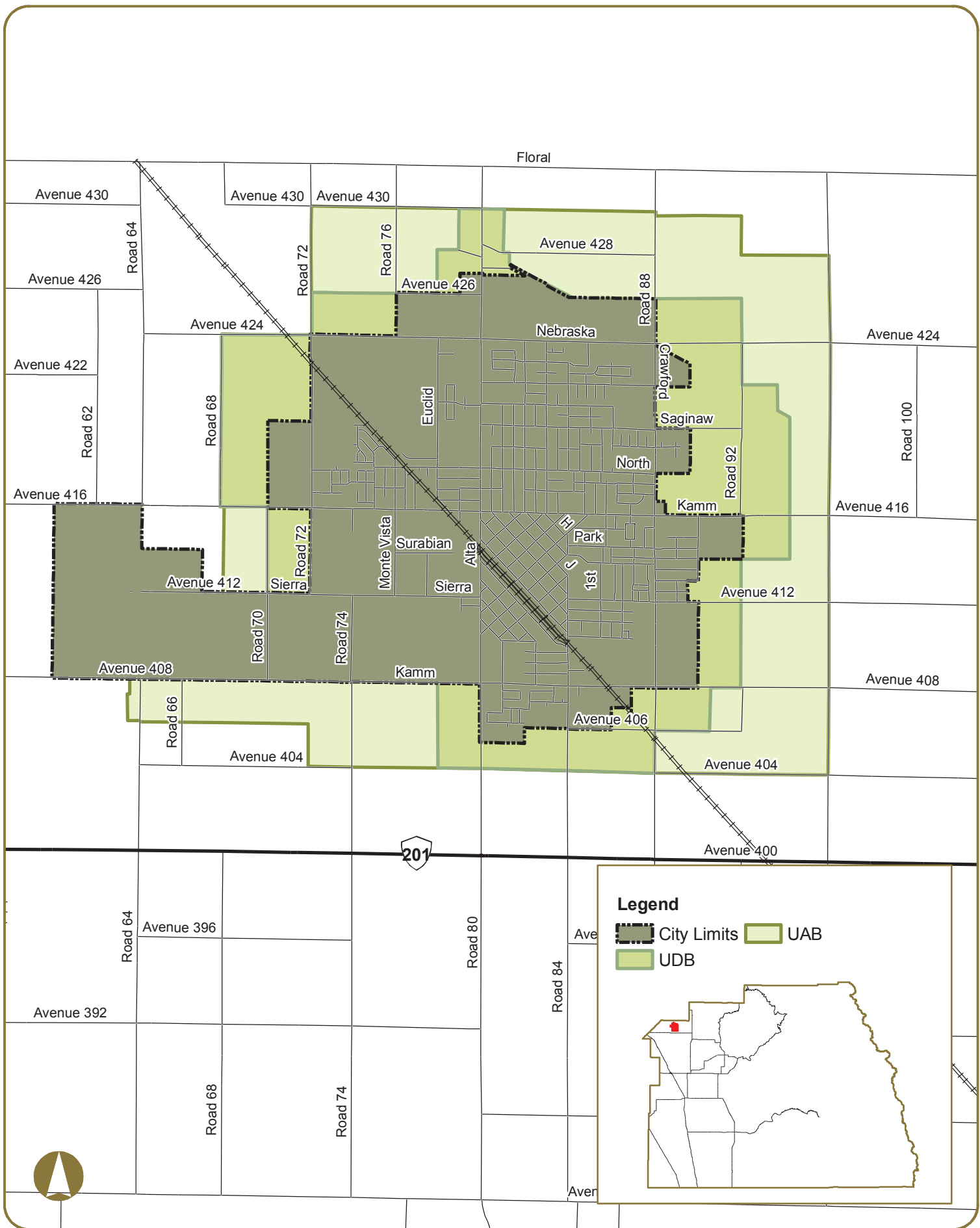


West Goshen Hamlet Development Boundary

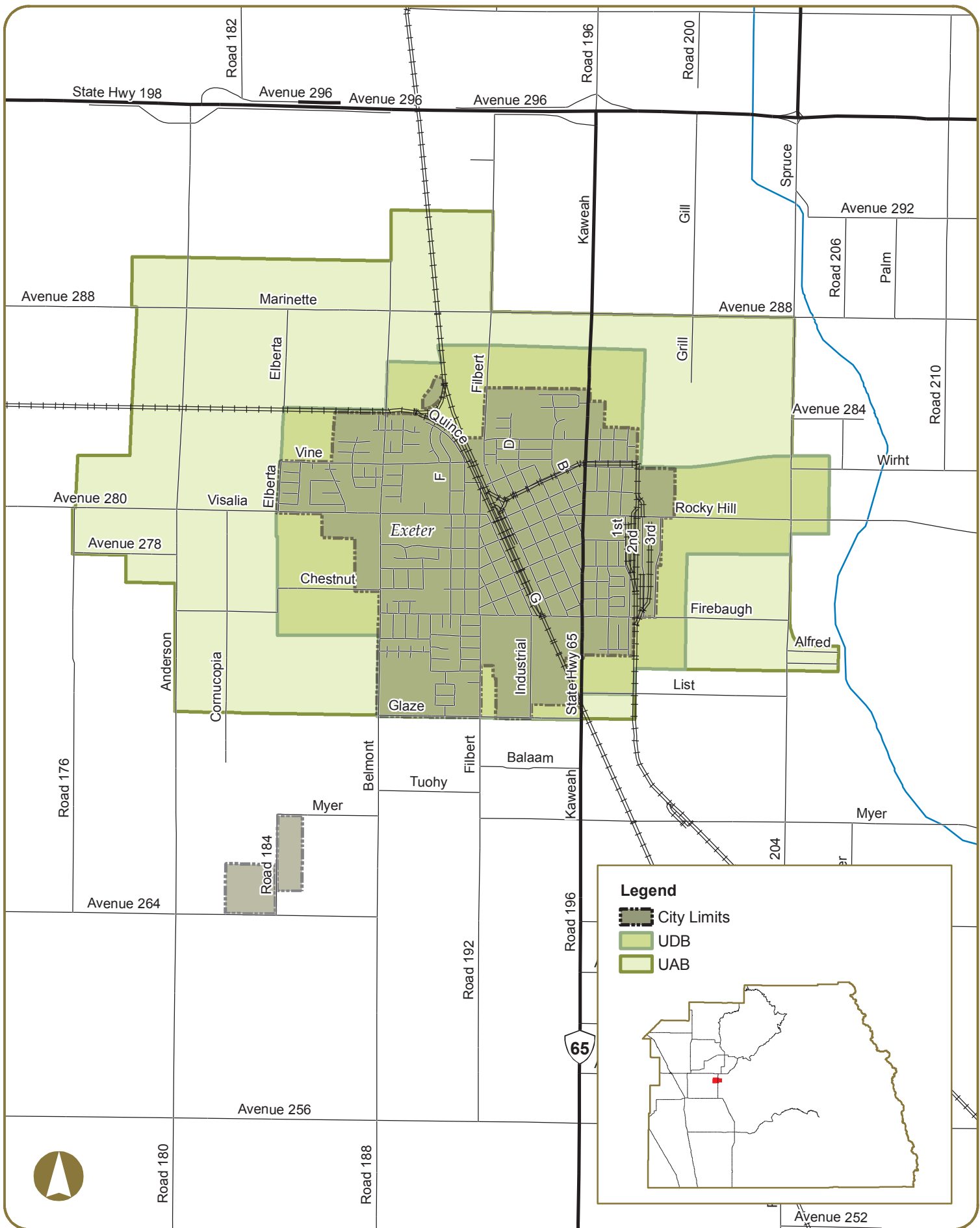
Figure 2.3-11





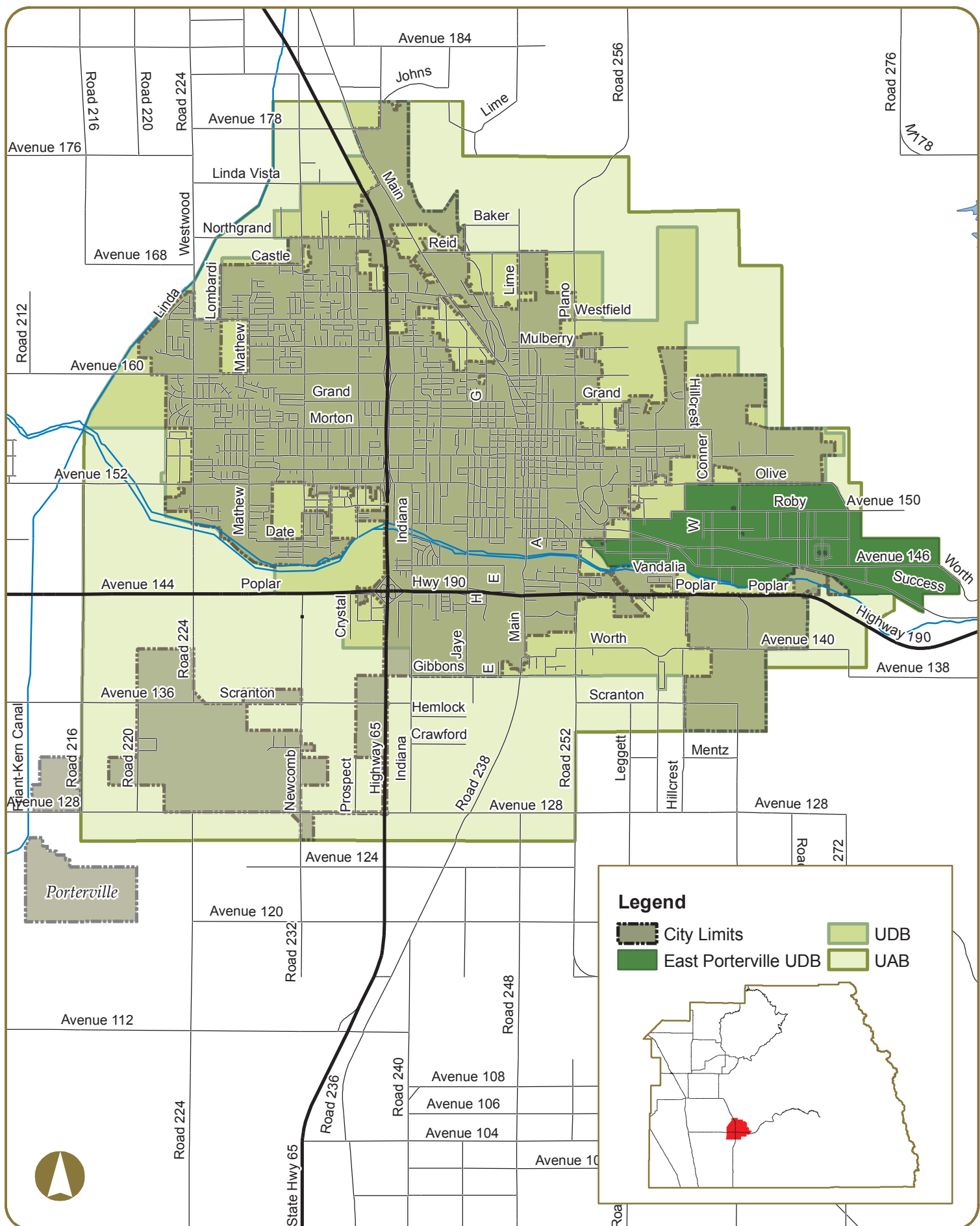












City of Porterville | Figure 2.4-6





