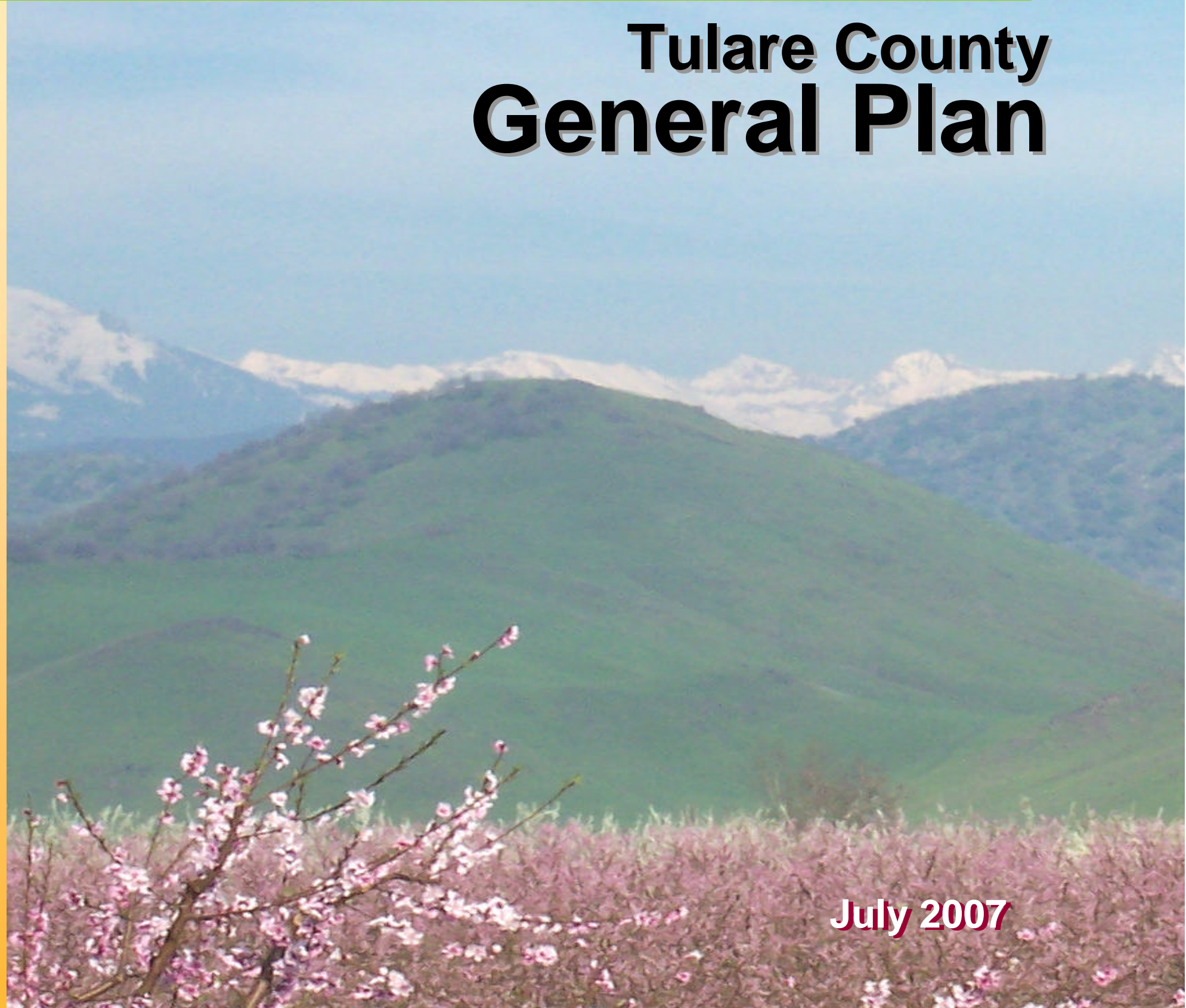
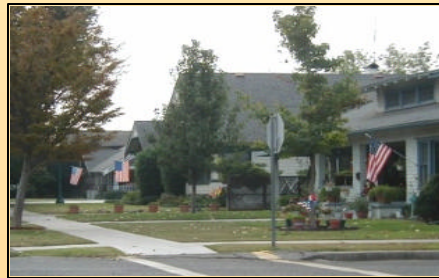




Tulare County General Plan Update

Public Comment Matrix

Tulare County General Plan



July 2007

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
General Comments							
1	JAN 9	L	Craig Axtell, United States Department of the Interior	General Comments	<p>The document contains several references to the Natural and Cultural Resources Element (e.g., Table 1-1 and Page 7-3). We believe this is an obsolete term that has been replaced with Environmental Resource Management Element. If so, then the references should be revised to reflect the new name.</p> <p>Likewise, we believe that the term “foothill and mountain regions” (page 5-7, 5-8, and 13-9) has been replaced with the defined term “Foothill and Mountain Areas”.</p>	Agree. Find and replace all references to Natural and Cultural Resources Element.	Policy Report revised 06/11/07
2	JAN 9	L	Craig Axtell, United States Department of the Interior	General Comments	<p>We recommend the use of the following terms. “National Park Service” is preferable to National Parks Service (pg 10-10). “U.S. Forest Service” is preferable to National Forest Service (pg. 10-10). “Giant Sequoia National Monument” is preferable to Sequoia National Monument (pg 3-2, 3-6, and 8-4). “Mountain Home State Forest” is preferable to State Home Forest (pg 4-7 of Area Plans).</p>	Agree. Staff will find and replace these references throughout the document. Further checks will be done as we move through the process towards adoption to ensure all of the changes are made.	Policy Report revised 07/31/07
3	JAN 9	L	Craig Axtell, United States Department of the Interior	General Comments	<p>The proper name for this unit of the National Park Service is Sequoia and Kings Canyon National Parks. Often the document refers to this unit as “the national parks, or as “the land managed by the National Park Service”, both of these terms are quite acceptable. But when the document refers to just Sequoia National Park, it is usually appropriate to include Kings Canyon National Park as well. There’s a similar issue when referring to Sequoia National Forest and Giant Sequoia National Monument.</p>	Agree. Staff will find and replace these references throughout the document. In the case of conflict, staff will choose which selection to follow.	Policy Report revised 07/31/07
4	JAN	L	Carole and Peter	General Comments	<p>We protest the limited amount of time granted to the public to review the 280+ page General Plan Goals and Policies</p>	In November 2007, the Goals and Policies Report was first made available to the public. Comments	No change needed

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	12		Clum		document. It was posted on the internet late Friday and the first public meeting was held the next Wednesday in Earlimart. It took several years to produce the document and the public only had 5 days to digest it and make informed comments. Either Westplanning was very late in completing the document or you didn't want us to have much time to review it. Either way, I expect you to allow the public to view the EIR for 2 weeks prior to the first public meeting.	continue to be accepted and reviewed by staff. Public Hearings will provide ample opportunity for comments on the revised version of the Goals and Policies Report and the EIR.	
5	JAN 12	L	Carole and Peter Clum	General Comments	<p>A major problem with the draft General Plan is its encouragement of virtually unlimited sprawl. The draft Plan allows for widespread County unincorporated development. Along with development in the 8 cities (non controlled by the County), the 18 communities, and the 13 hamlets, the draft Plan also allows development of New Towns, along highway corridors and within Spheres of Influence. The cities and their SOP's provide sufficient capacity for all growth in the County for the next 40 years, particularly with slight increases in the efficiency of development. We need a city –centered plan. If there is to be unincorporated development, it should be within the identified boundaries of communities and hamlets.</p> <p>Do we really want these places to grow? It is not necessary for every community and hamlet to grow in order to prosper. Adding homes is a burden because of the need to provide infrastructure. We need a plan for new development that doesn't dig us into an economic hole. We need economic analyses of all new growth.</p>	The Goals and Policies Report is very specific about appropriate locations for urban development. See Chapter 2, Planning Framework, Policy PF-1.2, Location of Urban Development. The plan does not expand the boundaries of any of the unincorporated communities; it allows for infill in existing hamlets; discourages new towns unless specific criteria are met; allows for the strategic placement and thoughtful preparation of plans for Regional Growth Corridors to facilitate economic development; and addresses the County's legal responsibilities for planning within City Spheres of Influence. These policies will continue to protect the agricultural economy, aesthetics, character and natural environment of the County in balance with private property rights and the quality of life of all of the Tulare County's residents.	No change needed
6	JAN	L	Carole and Peter	General Comments	Another major flaw in the Plan is its internal inconsistency. Unlimited grow contradicts:	See General Comments (5)	No change needed

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	12		Clum		<ul style="list-style-type: none"> - protection of prime agricultural land - protection of grazing land - clean air - public health - retention of rural character - open space - protection of natural habitat in foothills, riparian zones, vernal pools, etc. 										
7	JAN 12	L	Carole and Peter Clum	General Comments	<p>We object to the substitution of discretionary language (shall encourage, shall discourage) for mandatory language (must, shall, will) in the General Plan Goals and Policies document. The document has no teeth, no way to enforce goals and policies. Suppose the Ten Commandments were worded in the manner of the Tulare County General Plan.</p> <table border="0"> <tr> <td><u>Original</u></td> <td><u>Tulare County Version</u></td> </tr> <tr> <td>Thou Shalt Not Kill.</td> <td>We shall discourage killing.</td> </tr> <tr> <td>Thou Shalt not Steal.</td> <td>We shall discourage stealing.</td> </tr> <tr> <td>Honor Thy Father and Thy Mother.</td> <td>We shall encourage Respect of parents</td> </tr> </table> <p>How much weight does the Tulare County version carry? How is compliance determined? What are the consequences of disobeying? Are they stringent enough to deter other would-be violators?</p> <p>We need rules. And we need enforceability.</p>	<u>Original</u>	<u>Tulare County Version</u>	Thou Shalt Not Kill.	We shall discourage killing.	Thou Shalt not Steal.	We shall discourage stealing.	Honor Thy Father and Thy Mother.	We shall encourage Respect of parents	<p>Most actions by cities and counties concerning development must be consistent with the General Plan by virtue of statutory and case law. If not consistent they are subject to review.</p> <p>The Introductory Section to the General Plan will, as the review process proceeds, be modified to include references to the use of language as excerpted from the General Plan Guidelines.</p>	<p>No change needed</p> <p>This will be added later</p>
<u>Original</u>	<u>Tulare County Version</u>														
Thou Shalt Not Kill.	We shall discourage killing.														
Thou Shalt not Steal.	We shall discourage stealing.														
Honor Thy Father and Thy Mother.	We shall encourage Respect of parents														
8	JAN 12	L	Carole and Peter Clum	General Comments	<p>We support adequate impact fees on all new development that provide fully for infrastructure and ongoing services. The impact fees should be examined yearly during the duration of</p>	<p>See Chapter 13, Public Facilities and Services, Policy PFS-1.6, Funding Mechanisms and Implementation 3</p>	<p>No change needed</p>								

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					the development to ensure all impact costs are covered.		
9	JAN 14	L	G. Schwaller	General Comments	The draft allows unincorporated growth to occur in far too many areas that need not and should not be developed, since the existing cities', unincorporated communities' and hamlets' UDBs and HDBs already afford more than enough space to accommodate all the growth projected, and these UDBs and HDBs already have infrastructure; the areas outside the UDBs and HDBs should be strictly preserved and protected to maintain prime agricultural and grazing land, wildlife habitat, natural floodplains and riparian zones and groundwater recharge areas, open space, scenic vistas, greenbelts between developed areas, the rural character of the county, and room for recreation; there is no need for additional development along the corridors outside of the DBs, and absolutely no need for any New Towns, which fly in the face of every relevant Value Statement, Framework Concept, Guiding Principle, and Policy stated in the draft.	See General Comments (5)	No change needed
10	JAN 14	L	G. Schwaller	General Comments	The draft plan should place much greater emphasis on improving air quality and conserving water, soil, and energy; all new development should be required to be located within the Development Boundaries (to minimize vehicle trips) and to be equipped with water- and energy-efficient appliances; all "public" landscaping (e.g., developer-installed, commercial, industrial, and in publicly-funded areas) should be required to be xerigraphic, mulched, drip-irrigated only, and comprised of native plants; all roads should be required to be paved or treated to minimize dust; stationary sources of air pollutants (such as the hundreds and hundreds of grossly polluting toxic diesel irrigation pumps) should be required to meet strict emissions standards within a short timeframe; agriculture's enormous waste of foolishly, artificially cheap water	This General Plan is one of the first in California to add Agriculture, Air and Water Elements, which discuss these issues as they fall within the County's purview. Energy and water efficiency are being addressed through changes to the California Building Code. The County does however include policies which address these issues as well. Please see Chapter 9, Air Quality, Policy AQ-3.5, Alternative Energy Design and Implementation Measure 9B. Emissions rule making and enforcement is the responsibility of the San Joaquin Valley Air Pollution Control District.	No change needed

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					must be curtailed; and there is absolutely no valid reason to exempt any equipment or activities (including agricultural) from adverse impacts to public health.		
11	JAN 14	L	G. Schwaller	General Comments	The draft plan advocates “encouraging economic development and protecting the county’s extensive agricultural resources,” programs that “preserve and use” scenic landscapes, and other similar balancing-act goals, many of which appear to be contradictory or diametrically opposed; for effective and consistent decision-making and enforcement, a hierarchy should be established in the plan: which is our highest, most important vision, principle, or goal? We cannot continue to grow if we outstrip, waste, misuse, pollute, or obliterate the resources that are essential to sustain us. Therefore, logically and morally, for health, for sustainability, for justice, for responsible stewardship, for quality of life (for ourselves and for the land and our fellow creatures), when there are competing demands, the quality of the air, water, soil, and habitat (for all inhabitants) must be the given the highest consideration.	The Board of Supervisors Value Statements are the end result of a series of many public workshops, Planning Commission input, and staff input. There is no single overriding value in the General Plan, but rather the plan is a policy tool for achieving multiple objectives.	No change needed
12	JAN 14	L	G. Schwaller	General Comments	The high-level “talk” in the draft plan sounds good, but the plan needs to be substantially strengthened in order to “walk the talk” in its details, policies, and Implementation Measures: it says “encourage” when it should say “require,” says “should” when it should say “shall” or “must,” says “avoid” when it should say “prohibit,” etc. Let’s put the teeth back into this plan. We want a sustainable future, not a development blitz that obliterates our natural landscapes, waterways, wildlife habitat, and prime agricultural areas, while worsening air quality and quality of life.	See General Comments (7)	No change needed
13	JAN 14	L	G. Schwaller	General Comments	The plan should set aside the best agricultural land in significant <i>permanent</i> agricultural preserves and the best open space and woodlands and all floodplains, natural waterways, and significant	There are tools available that provide voluntary incentives to meet these goals.	No change needed

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					groundwater recharge areas as <i>permanent</i> open space/scenic landscape/wildlife habitat/greenbelts/recreational preserves. We humans are able to build cities and towns, and to create endless wasteful urban and rural sprawl, but we are NOT able to build rivers, major groundwater basins, hills, oak woodlands, forests, wildlife habitat, or the world’s best agricultural soil. Tulare County has been blessed in unparalleled richness with these creations, but we seem bent on obliterating them as fast as we can in order to make a quick buck. We can and must be better stewards. These preserves would also be good attractions for tourism and would greatly enhance residents’ quality of life.	See Chapter 4, Agriculture, Policy AG-1.3, Williamson Act, and AG-1.6, Conservation Easements. Also, conditions of approval are applied on all discretionary permits at the site specific level.	
14	JAN 31	L	G. Schwaller	General Comments	And it’s probably time for a moratorium on adding any more dairy cattle to Tulare County. Dairies consume huge amounts of water and produce gigantic amounts of waste, which areas such as San Bernardino and Riverside County are still trying to deal with, now that their dairies have moved up here. Plus, dairies are major contributors to our air quality problems.	The Animal Confinement Facilities Plan (ACFP) is not part of this update, but is a parallel process and the public will have the opportunity to submit input on the ACFP.	No change needed
15	FEB 13	L	Center on Race, Poverty and The Environment	General Comments	Overall the goals and policies are good. We support the County’s commitment to ensure all communities and hamlets benefit from the General Plan Update by eliminating the 1971 General Plan’s policy of withholding public resources from “non-viable” communities without an authentic future. However, many of the draft goals and policies which deal with infrastructure improvements focus on new developments as opposed to existing communities and hamlets. The General Plan must provide goals, polices and implementation measures which address the lack of infrastructure in existing communities and hamlets—particularly those that have been historically ignored by the County such as Allensworth, Alpaugh, Delft Colony, East Orosi, Lindcove, Monson, Plainview, Poplar-Cotton Center, Seville, Sultana, Teviston, Tonyville, Track 51,	Impact fees can only be levied for the impacts of new development. Existing deficiencies could be remedied by formation of assessment districts through Prop. 218 vote. See Chapter 13, Public Facilities and Services, Goal PFS-1 (General); and Policies PFS-1.1, Existing Communities; PFS-1.5, Funding for Public Facilities; PFS-1.6, Funding Mechanisms; PFS-1.8, Funding for Service Providers; PFS-1.9, New Special Districts; PFS-1.10, Homeowners Associations; and PFS-1.11, Facility Sizing.	No changes needed

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					and Waukena. Otherwise the effects of Tulare County's discriminatory policy will be felt even when the explicit language is removed. While the County seems to be relying on the Redevelopment Agency to improve existing communities, it is important that these efforts are not divorced from the County's General Plan Update. The County can incorporate incentive measures and impact fees into the general plan to ensure existing communities prosper along with the County as a whole. CRPE's comments suggest possible ways the General Plan can be improved for existing communities and hamlets.		
16	FEB 13	L	Center on Race, Poverty and The Environment	General Comments	Overall, Tulare County's Draft Goals and Policies for the General Plan Update provide the promise of a positive future for Tulare County residents. However, many of the more beneficial policies do not contain implementation measures and are therefore difficult to enforce. Furthermore, several of the policies and implementation measures should be improved to include existing communities and hamlets in the County's future prosperity while protecting public health. We look forward working with the County to ensure the promise of the County's Goals and Policies is fulfilled for all Tulare County residents. Thank you for your consideration of these comments.	The Introductory Section to the General Plan will, as the review process proceeds, be modified to include references to the use of language as excerpted from the General Plan Guidelines.	This will be added later
17	FEB 14	L	Tulare County Citizens for Responsible Growth	General Comments	While the draft GP contains many excellent Value Statements and generally positive Framework Concepts and Guiding Principles, unfortunately the draft GP is inconsistent in its goals and policies and too often vague, weak, or silent in its corresponding implementation measures. We are therefore concerned that the current draft GP will not foster desirable development in our cities, communities and hamlets; nor will it address the continued loss of agricultural land and open space to poorly-planned development. Further, we think these flaws in the General Plan directly contradict the expressed will of Tulare County residents, who took the time to participate in many public outreach workshops and who consistently stated their desire to see growth directed	Specific issues within this letter will be addressed throughout this matrix.	No change needed

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					into existing communities in order to protect air quality and preserve farmland and open space.		
18	FEB 13	L	Maya Ricci & Kathleen Seligman	General Comments	The Draft Plan across all elements needs to include provisions for ‘measurable standards’ with thresholds for enforceability if development cannot meet projected criteria. (Note many large developments in California have never fulfilled their promised mitigations and counties have been left powerless to collect or challenge due to lack of preset rules and regulations.)	Mitigation Monitoring is required under CEQA and a comprehensive program is carried out by the County. As the development of measurable standards is an important regional issue, this can be done in conjunction with the Regional Blueprint. This comment is also addressed in Chapter 2, Planning Framework, Policy PF-7.1, Annual Review.	No change needed
19	FEB 13	L	Maya Ricci & Kathleen Seligman	General Comments	<p>There seems a glaring omission or lack of methodology to set a path of goals and policies in the following areas:</p> <ul style="list-style-type: none"> • Policies and goals that are proactive in health and public safety promotion, i.e. healthy communities, such as biking and walking paths, areas set aside for physical activities and recreation. • Guidance to cities, communities and hamlets that integrates mixed income and affordable housing, so as to not promote ‘ghettoization’ or ‘seclusion’ of certain areas. This is to reduce county risk management of crime, area rehabilitation, etc. • Directed goals and policies with sustainability in mind, i.e. in the areas of 1) Resource Conservation, 2) Transportation, 3) Pollution Prevention and Public Health Protection, and 4) Community and Economic Development. 	<p>Smart growth principles address healthy communities concerns. As such, the title of Policy LU-1.1 in Chapter 5, Land Use, will be changed to Smart Growth and Healthy Communities. The introductory sentence will be changed to, “...smart growth and healthy communities...”</p> <p>Policy LU-7.1, Distinctive Neighborhoods will be amended by adding at the end “and to the lifecycle needs of the residents”.</p> <p>By its nature, the General Plan promotes sustainability over a 20 year horizon. Policies throughout the document are aimed at ensuring sustainability.</p>	<p>Policy Report revised 07/08/07</p> <p>No change needed</p>

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					<ul style="list-style-type: none"> Goals and policies that lead to creative tax incentives arrangements that encourage preservation, sustainability, and conservation. 	See General Comments (13)	No change needed
					<ul style="list-style-type: none"> The Introduction of goals that allow for design standards for community (hamlets, communities, and towns) development – that can segue into ‘Form Based Codes’ (currently in place in some 900 cities across North America) 	The County is committed to investigating the applicability of form based codes. Policy PF-3.4, Mixed Use Opportunities, and Implementation 11B as well as exploring the use of form based codes in Implementation 5 for Policy PF-3.3, Hamlet Plans, Implementation 5.	No change needed
					<ul style="list-style-type: none"> Policies directing new developments to include commercial space, as well as open space; thereby, encouraging residents to walk for exercise, as well as to buy small items, such as a carton of milk, etc. thus avoiding numerous vehicle trips during the day. 	See Chapter 5, Planning Framework, Policy LU-1, Smart Growth and Healthy Communities addresses this issue.	No change needed
					<ul style="list-style-type: none"> Direct goals and policies that pre-determine levels of development in certain areas of the county, i.e. precise decisions to not place large thoroughfares in certain areas that will encourage large scale development in years to come. 	Transportation planning responds to land use planning, not the other way around. Regional transportation facilities are programmed through the Regional Transportation Plan, prepared by TCAG, which uses the Land Use Element to predict future demand. Unnecessary capacity is not built.	No change needed
					<ul style="list-style-type: none"> Standards for water-and energy-efficient design and technology for all new construction and redevelopment that are sustainable. 	Chapter 11, Water Resources, WR 11.4, Implementation Measures 17, 18 and 19 addresses water efficiency. Staff will augment Implementation 17 to indicate that by 2010 the County needs to bring its Landscape Ordinance into compliance with the State Water Ordinance. Energy efficiency is	Policy Report revised 07/19/07

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					<ul style="list-style-type: none"> An 'Oak Conservation Element' with provisions for communities and cities to adopt similar preservation policies and mitigation methodologies. Goal and Policies that delineate an 'Infrastructure Plan' that identifies existing needs for improved water, roads, transit, other services. This requires as well standards for future needs to accommodate projected development, and financing plan to pay for it via IMPACT FEES. Develop and define areas of the county with a specific set of standards for light and noise sensitivity. In Foothill and Mountain areas develop a minimum acre parcel size. 	<p>addressed in Chapter 9, Air Quality, Implementation Measure 9B.</p> <p>Chapter 8, Environmental Resources Management, Policies ERM 1.12, Management of Oak Woodland Communities, and ERM Implementation 12A, 13 and 14 touch on this issue. They will be expanded upon.</p> <p>Capital Improvements Plans are addressed in Chapter 13, Public Facilities and Services, Implementation Measure 1. Also, see General Comments (15) relating to impact fees.</p> <p>Noise is addressed in Chapter 10, Health and Safety, 10.8, Noise.</p> <p>Please see Table LU-5.1, Land Use Designations for parcel sizes.</p>	<p>Policy Report revised 07/19/07</p> <p>No further changes needed</p>
20	JAN 26	L	Mike Hickey, Tulare County RMA	General Comments	<p>In reviewing the consultants' DRAFT General Plan (Goals & Policies - Nov'06) I noticed several obvious errors and omissions regarding planning boundaries of various communities:</p> <ul style="list-style-type: none"> - City limits were out of date several years - UDBs of TerraBella and Ducor did not reflect boundaries adopted circa 2004 - UDB of Patterson Tract was missing <p>If revisions are to be considered before the General Plan is adopted, revisions need to be finalized ASAP...</p>	<p>Changes will be made to update these boundaries. Figures 2.5-8 will be amended to show Patterson Tract UDB. Figure 2.5-6 will be amended to show East Porterville. Maps will be adopted that will reflect each cities boundaries at time of adoption of the General Plan update. This issue is further discussed in the response to PF-4.7 (1).</p>	<p>The map will be revised.</p>

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21	JAN 26	L	Mike Hickey, Tulare County RMA	General Comments	<p>Proposed RULES FOR DRAFTING BOUNDARIES of COUNTY PLANNING DISTRICT BOUNDARIES ...</p> <p>1) To the greatest extent possible, boundary lines shall be drawn ON PARCEL LINES.</p> <p><i>Placing boundaries ON LOT LINES eliminates a myriad of confusions.</i></p> <p>2) When a public right-of way or railroad forms the boundary, the boundary line shall be drawn on the FAR EDGE of this right of way, so that ALL of the right of way is included in the more urban district.</p> <p><i>Placing ALL of a right of way within the jurisdiction that is most impacted by that right of way eliminates confusions and allows all rights of way to be unambiguously allocated to only one districts (reporting road mileage, road conditions, funding allocations, etc.)</i></p> <p>3) If a boundary is drawn parallel to a public right of way, and the source description does not specifically 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.</p> <p><i>This rule encourages similar ambiguous situations to be interpreted in a consistent manner.</i></p> <p>4) When the Friant-Kern Canal forms the boundary, then the boundary is EDGE of the canal so that the canal is EXCLUDED from the smaller/more urban district.</p> <p><i>The Friant-Kern Canal is owned by the federal government and any local use is strongly discouraged, so there is no point in including such land within an adjacent community.</i></p> <p>5) When a 'major river' such as the Tule River in Springville forms the boundary, then the boundary is FAR EDGE of the river (river-way flood zone) so that the river is INCLUDED in</p>	<p>Policy PF-2.9, Interpretation of Boundaries, will be added that will lay out the method for interpreting boundaries based on this comment, as follows,</p> <p>“The County shall utilize standardized rules for reviewing and adopting boundaries for Community Plans, Hamlet Plans, Regional Growth Corridors, City General Plans, and other plan types.”</p> <p>Implementation 11C will be added as follows,</p> <p>“Standards for the placement of boundaries on maps shall adhere to the following rules:</p> <p>To the greatest extent possible, boundary lines shall be drawn on parcel lines;</p> <p>When a public right-of way or railroad forms the boundary, the boundary line shall be drawn on the 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> <p>If a boundary is drawn parallel to a public right of way, and the source description does not specifically 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</p>	<p>Policy Report revised 07/04/07</p>

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					<p>the more urban district.</p> <p><i>The 'flood ways' of the larger rivers are dry land 95%+ of the year. By including such lands within adjacent communities, the question of whether or not such lands have any season recreational use (park lands) potential is left open for future discussion without being entangled in county jurisdictional confusions.</i></p> <p>6) Whenever the boundary of a County Planning District (UAB, UDB, or HBD) intersect a municipal services district (incorporated city, Community Service District, Public Utilities District, or County Zone of Benefit), then the boundary of the Planning District shall be revised to INCLUDE all of the municipal service district within the boundaries of the County Planning District.</p> <p><i>Planning boundaries ought to be consistent with the boundaries of providers of government services to the communities.</i></p> <p>7) Whenever the boundary of a County Planning District intersects an area of developed lots that are smaller than 0.5 acres, the boundary of the Planning District shall be adjusted to include such development within the Planning District.</p> <p><i>The goal of Planning Districts is to provide a boundary between urban and rural areas. Therefore, developed areas 'on the boundary' ought to be included WITHIN the district.</i></p> <p>8) GIS is an CAD; GIS lacks strong graphic editing tools. However, it is possible to develop boundaries that are sufficient for planning purposes, and graphically consistent across the whole set of districts. For Planning Districts, the standard for 'graphic accuracy' is:</p> <p><i>When a district is displayed a 1:500 scale and the planning boundary is displayed as a line six pixels wide, then the 'true district boundary' shall be obscured by the district's 'fat line'.</i></p>	<p>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;</p> <p>When the Friant-Kern Canal forms the boundary, then the boundary is edge of the canal so that the canal is excluded from the smaller/more urban district;</p> <p>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;</p> <p>Whenever a UAB, UDB, HBD or RGC 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;</p> <p>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.</p>	

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22	JAN 16	L	Laurel Firestone, Community Water Center	General Comments	<p>The County is facing many challenges. Tulare County has some of the highest poverty rates. 20% of the County's public drinking water systems have on-going Safe Drinking Water Act violations, and 75% of the private wells tested have at least one contaminant over legal limits. By far the vast majority of both public and private water contamination is due to nitrate levels in groundwater. The County must start proactively addressing this issue and can no longer afford to wait for someone else to act.</p> <p>Additionally, the County is approximately 50% Hispanic, and already most County residents in many unincorporated communities are primarily Spanish speaking. Therefore, it is necessary to have clear, proactive policies to ensure that the Spanish-speaking population of our county is included in the creation and implementation of this General Plan.</p>	<p>This issue is addressed in Chapter 11, Water Resources, Implementation Measures 20 & 22</p> <p>The introductory section will, as the General Plan process proceeds, be further modified. The Introduction will include information about the community outreach process that took place during the General Plan Update (dates, times, newsletters, etc).</p> <p>In Chapter 2, Planning Framework, Policy PF-7.4, Providing Planning Information, has been modified to indicate that the County will make information available in accordance with State planning laws.</p> <p>Implementation 18B for Policy PF-7.2, Maintaining a Current General Plan, will be added as follows, "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."</p>	<p>No change needed</p> <p>These changes have yet to be made</p> <p>Policy Report revised 06/20/07</p> <p>Policy Report revised 06/20/07</p>

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23	FEB 12	L	Sierra Club	General Comments	<p>The draft GPR contains very good “Value Statements” a reflection of the Board of Supervisors vision for our county, and we commend them for it. Likewise, the “Framework Concepts” and “Guiding Principles” are very good.</p> <p>In order to support the “Value Statements”, “Framework Concepts,” and “Guiding Principles”, the goals, policies and implementation programs of the general plan must be forceful and effective. We believe that the draft GP can be strengthened. We offer our comments and ideas to reinforce the values that were recognized in community workshops and encourage the county to consider them in the General Plan Update.</p>	Comments noted.	No change needed
24	FEB 12	L	Sierra Club	General Comments	<p>We commend the County for including Value Statements, Framework Concepts, and Guiding Principals in the draft GP consistent with values and goals expressed by the County’s citizens in the various public meetings regarding the General Plan Update. However, we are concerned that the Draft GP lacks adequate implementation measures and mitigation to assure these values and goals will be achieved. In some places, the implementation measures are contradictory to these values and goals. We strongly encourage the County to significantly strengthen the implementation measures to ensure the successful implantation of the General Plan Update.</p>	<p>Staff is currently addressing missing pieces of the General Plan and will correct contradictory statements. This document is one way we are doing this and recommending corrections.</p>	No change needed
25	MAY 7	L	Visalia City Council	General Comments	<p>The City Council supports the County’s efforts to update and consolidate its General Plan.</p>	Comment noted.	No change needed
26	MAY 7	L	Visalia City Council	General Comments	<p>The Draft Plan should be restructured to focus on a City Centered Growth Strategy as recommended in the letter from former Mayor Bob Link to the Board of Supervisors dated August 10, 2005.</p>	Comment noted.	No change needed

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27	MAY 7	L	Visalia City Council	General Comments	In concert with a City Centered Growth Strategy and an adopted County development impact fee program, the Council reiterates its previous offer to initiate discussions with the County regarding possible revenue sharing for future annexations.	The County is currently developing an impact fee program for new development, anticipated to be adopted concurrent with the General Plan update. This is noted in Chapter 12, Transportation and Circulation, Implementation 1; and Chapter 13, Public Facilities and Services, Implementation 1. See General Comments (29) for a discussion on revenue sharing.	No change needed
28	MAY 7	L	Visalia City Council	General Comments	<u>General Plan Consolidation</u> : The current County General Plan is a conglomeration of various elements and regional and community plans that have been accumulated over almost 40 years. The General Plan update will help consolidate the County's plans into a more effective and usable document. This is a major positive feature of the General Plan Update process.	Comment noted.	No change needed
29	MAY 7	L	Visalia City Council	General Comments	<u>City Centered Growth Strategy</u> : Initial discussions by the General Plan Technical Advisory Committee included a preference for a City Centered Growth Strategy. This strategy would establish a plan that would continue to focus primarily on maintaining the agricultural economy in the county and directing most new growth to existing cities which have infrastructure, urban services, and development systems in place that accommodate anticipated growth demands. Calculations prepared by the County's consultants concluded that existing Urban Area Boundaries of the eight cities had sufficient lands available to accommodate the anticipated population growth during the 30 year planning period. On page 9 of the enclosed Policy Alternatives Report provided to the TAC by the consultants is a table that analyzes residential development capacity within existing urban area boundaries. The table indicates that the current UABs of existing cities have capacity to accommodate an additional 826,500 persons. When	The Board of Supervisors did not feel that the market would drive all growth into cities. A choice was made by the BoS to ensure that a policy plan provides a fair and equitable opportunity for all unincorporated communities to improve their quality of life within existing development boundaries, and to allow hamlets to infill. However, the BoS also recognize that the market will compel a greater share of future growth into cities. Thus, the EIR considers a 'most likely' scenario, and allocates a 5% greater share of growth to cities than historically has been the case, with a City/County split of 75/25.	No change needed

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					<p>combined with calculated capacities for current UABs of existing unincorporated communities, the available population capacity increases to over 950,000 persons. Clearly, the existing UABs, with plans, infrastructure and services available, are able to accommodate population growth during the planning period to 2030.</p> <p>On July 18, 2005, the City Council held a work session to review potential “Growth Alternative” scenarios that were being evaluated by County staff and consultant team and discussed with the Technical Advisory Committee. After reviewing potential alternatives and considering the UAB capacity described above, the Council directed that a letter be sent to the Board of Supervisors indicating Visalia’s support for a Hybrid City-Centered Growth strategy that would allocate 90% of future population growth to the cities with such development to occur inside city limits. To mitigate the fiscal impacts to the County that a City-Centered strategy might create, the Council also recommended that discussions be initiated to consider a sales and property tax sharing agreement to apply to new annexations. A copy of the August 10, 2005 letter to the Board of Supervisors signed by then-Mayor Bob Link is attached. No response has been received to date on the proposals contained in the letter.</p> <p>After review of the Draft Goals and Policies Report, the City Council believes that the City’s recommendations contained in the August 10, 2005 letter are even more appropriate at this later stage of the General Plan Update. The City therefore reiterates its offer to discuss possible tax sharing for new annexations in conjunction with a City-Centered growth strategy.</p>	<p>It is unrealistic to assume that a 90/10 allocation would in any way be fair or equitable to all residents of Tulare County or would be feasible. This raises not only fiscal impact issues but property rights issues, quality of life issues and environmental justice issues as well.</p> <p>However, County staff has proposed that a new Policy PF-4.14, Revenue Sharing be added indicating the County’s willingness to consider revenue sharing as an element of negotiation whenever city General Plan updates are proposed, or Spheres of Influence are considered for expansion.</p>	<p>Policy Report revised 07/20/07</p>
30	MAR 7	L	Jack Shannon	General Comments	<p>The most glaring omission is lack of present policy. Going through the book, almost all policy is either new policy or new implementation of policy. My problem is what is the County doing now, and what is going to change under new policy?</p>	<p>Prior to the first round of public hearings a tracking document showing the disposition of existing General Plan policies in the Goals and Policies Report will be made available to the public.</p>	<p>No change needed</p>

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A. General Plan Framework							
1	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-1, First Paragraph)	General Plan Framework, first paragraph: AGREE with “focus new unincorporated growth into the county’s communities and hamlets . . .” but we should ADD : “protecting the county’s extensive agricultural, <i>scenic, cultural, historic, and natural</i> resources.”	This change will be made.	Policy Report revised 06/11/07
2	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-1, Value Statements)	ADD a Value Statement: The County will protect and conserve its invaluable natural resources, including water, soil, habitat, and open space.	Staff will investigate the feasibility of including this.	No change needed at this time
3	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-1, Value Statements)	Where in the Plan do we show HOW growth will pay its own way and provide SUSTAINABLE infrastructure and services?	Many policies address these issues, including Chapter 2, Planning Framework, Policies PF-1.4, Available Infrastructure; PF-5.2, Criteria for New Towns; and Chapter 13, Public Facilities and Services under Goal PFS-1 Policies PFS-1.5, Funding for Public Facilities; PFS-1.6, Funding Mechanisms; PFS-1.8, Funding for Service Providers; PFS-1.9, New Special Districts; and PFS-1.10, Homeowners Associations, amongst others.	No change needed
4	JAN 17	L	Del Strange	A. General Plan Framework (Page A-1, Value Statements)	First bullet should read: “The beauty of the county, its <u>natural</u> and <u>cultural resources</u> and the health, safety <u>and welfare</u> of its residents will be protected and enhanced.”	See A. General Plan Framework (Page A-1, Value Statements) (2) Staff will investigate the feasibility of including this.	This will be reviewed with #2, above. No change is needed at this time.

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
5	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-1, Concept 2)	ADD: “The County will also <i>strictly</i> limit the conversion of agricultural and natural resource lands . . .”	The RVLP strictly limits the conversion of agricultural land to urban uses.	No change needed
6	JAN 9	L	Mark Kielty, City of Tulare	A. General Plan Framework (Page A-1, Concept 2)	We are concerned that the “framework concepts” are not specific enough. Under concept 2, the statement regarding that the county will limit the conversion of agricultural...lands to urban uses, would seem to be better suited if placed under concept 1, Agriculture. Under concept 2, this would seem to be an appropriate section for discussion that most future population growth will occur in the eight cities of Tulare County and in established communities with infrastructure capability.	Protection of agricultural lands is a major feature of the plan and is a legitimate factor to consider when a change of land use is proposed. Add “. . .are centrally located in <i>cities and communities</i> ”	No change needed Policy Report revised 06/11/07
7	JAN 17	L	Del Strange	A. General Plan Framework (Page A-1, Concept 2)	Line 2 should read: “(agriculture, <u>water resources</u> and open space) that will be preserved.”	Water resources are addressed in the Water Resources Element. Concept 5 on page C-1 of Component C also addresses the issue.	No change needed
8	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-1, Concept 3)	Concept 3: Scenic Landscapes: MODIFY: “The County will continue to assess . . . and implement programs that preserve and protect this resource to the fullest extent <i>while also enabling compatible public use (such as recreation) that will not disturb or degrade the resource</i> ”.	This is addressed in Chapter 7, Scenic Landscapes, Goal SL-1.3. Chapter 7, Scenic Landscapes, addresses a number of these issues. Also, this is a major change in the concept. This is a tough standard that is not reflected in the policies.	No change needed
9	JAN 17	L	Del Strange	A. General Plan Framework (Page A-1, Concept 3)	Line 3 should read: “The County will continue to assess the recreational, tourism, quality of life, <u>biotic and wildlife habitat</u> , and economic benefits...”	Reject. This concept is focused on the Chapter 7, Scenic Landscapes; Chapter 8, Environmental Resources Management covers biotic-related issues.	No change needed

A. General Plan Framework (Page A-2)

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-2, Concept 4)	Natural and Cultural Resources: MODIFY: “Development shall be prohibited in naturally and culturally sensitive areas.”	Reject. This is an impossible standard to meet because it creates the prospect of a regulatory taking risk. The “wherever possible” qualifier is given meaning in Chapter 8, Environmental Resources Management.	No change needed
2	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-2, Principle 1)	ADD: “Provide opportunities . . . to grow <i>within their established development boundaries</i> .”	Reject as unneeded, Chapter 2, Planning Framework, Policies PF-2.2, Modification of Community UDB; PF-3.2, Modification of HDB – Hamlet; and PF-4.6, Orderly Expansion of City Boundaries, outline criteria for the expansion of urban boundaries. However, improving the quality of the life is a Board goal. Add “or improve quality of life” to the end of sentence.	No change needed Policy Report revised 06/11/07
3	JAN 17	L	Del Strange	A. General Plan Framework (Page A-2, Principle 3)	Principle 3 should read: “Protect <u>and enhance</u> the county’s agricultural uses, <u>natural and cultural resources</u> , and scenic natural lands from urban encroachment.”	Reject. “Enhance” is inappropriate given the rest of the statement. Natural and cultural resources are covered in Chapter 8, Environmental Resources Management. We would support the addition of the word “important” before agricultural uses and change “uses” to “resources”.	No change needed 6/11 Policy Report revised 06/11/07
4	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-2, Principle 4)	MODIFY: “ <i>Strictly limit</i> rural residential development . . . (i.e., <i>prohibit . . . sprawl</i>)”	Agree. Change to “Strictly limit rural residential development potential in important agricultural areas outside of communities, hamlets, and cities (i.e. prohibit rural residential sprawl).	Policy Report revised 06/11/07

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5	JAN 14	L	G. Schwaller	A. General Plan Framework (Page A-2, Principle 5)	How could there be a business that didn't provide employment? What if it employs only a few people in low-paying seasonal jobs and creates noise, bad odors, and air pollution? What about traffic? This principle should be much more carefully stated and much more restrictive.	Reject. The idea is to allow more flexibility in utilizing abandoned facilities in rural areas. The concept is reflected in Chapter 5, Land Use, Policy LU-2.6, Agricultural Support Facilities. Implementation Measure 8F requires that the County adopt an Ordinance spelling out the specifics of how this would work.	Policy Report revised 06/11/07
Introduction (Page 1-1)							
1	FEB 14 – MAR 28	M	Commissioner Elliot	Introduction (Page 1-1)	Commissioner Elliot requested that a bullet be added that references the Air Quality Element as a mandatory element.	After the bullets listing the mandatory elements, add a brief paragraph stating, “California Government Code Section 65302.1 requires that air quality be addressed for the San Joaquin Valley. The Air Quality Element requires data and analysis, goals, policies and objectives and feasible implementation strategies to improve air quality”.	Policy Report Revised 06/19/07
Introduction (Page 1-4)							
1	JAN 17	L	Del Strange	Introduction (Page 1-4)	Left column, mid-page heading should read: “PART III – <u>COMMUNITY PLANS</u> ”.	Agree. This section will be renamed to COMMUNITY AND SUBAREA PLANS.	Policy Report revised 06/11/07
2	JAN	L	Craig Axtell, United States	Introduction (Page 1-4)	As acknowledged in the document, the TAC put considerable time and effort into working on this plan. The current version	The work of the Committee was appreciated. Many written responses have been received from	No change needed

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	11		Department of the Interior		of the plan is in some ways very different from the version that the committee was working on. We encourage you to give serious consideration to how best to close out with that committee. When you solicit public input, it's nice to leave the public with the impression that their input was valuable and useful.	TAC members and they have added to the document. An acknowledgement statement will be part of the final plan document.	
Introduction (Page 1-6)							
1	JAN 14	L	G. Schwaller	Introduction (Key Issues Box, pg. 1-6)	Air Quality and Water Supply: The draft plan seems, unfortunately, very weak in these extremely important areas. It scarcely addresses our air quality, frequently cited as the worst in the entire nation, which is sickening our human population, the world-famous trees in our national parks, and probably much of the rest of our county's flora and fauna, not to mention the costs of medical services and lost productivity, and the fact that on a high percentage of days visibility is horribly reduced (can't see the mountains from town, or, too often, even from Lake Kaweah), which has a terrible effect on tourists (I know: I worked at the visitor centers at Lake Kaweah and at Sequoia National Park). It proposes to do far too little to preserve and protect our natural water sources and never even mentions conservation, xerigraphic landscaping, mulching, energy- and water-efficient appliances and systems, etc. No one can live here if we can't breathe the air and we can't drink the water (or there's no water left to drink). These are highest priority items for the health of our citizens and our county. The plan should strongly address these areas.	These comments provide observations and are not proposed changes. Air and water were raised as two top issues of concern during public workshops. Reflective of the Board of Supervisors direction early in the process, the County now has specific elements with policies to address these concerns. Please see Chapter 9, Air Quality and Chapter 11, Water Resources.	No change needed
2	JAN 17	L	Del Strange	Introduction (Page 1-6)	Box: C. Water Quality should read: "What can the County do to ensure an adequate supply of <u>potable water</u> to meet future needs?"	Reject. Non potable water also satisfies water related needs in the county.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
PF (General Comments)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF (General Comments)	<p>We believe that the following major issues are critical and must be addressed in the final General Plan:</p> <ol style="list-style-type: none"> 1. Despite good general policies about directing growth into communities, hamlets, and cities, the draft GP is rife with loopholes that will allow widespread rural sprawl and undermine efforts to attract infill and compact development. The draft GP must strengthen policies to direct growth into existing cities, communities and hamlets, and eliminate policies which would foster sprawling, leapfrog development outside Urban Development Boundaries (UDBs) and Hamlet Development Boundaries (HDBs). To accomplish this, the draft GP should be revised to: <ol style="list-style-type: none"> a. Strengthen UDBs and HDBs to become meaningful, long-term planning boundaries by limiting the circumstances under which they can be expanded into prime farmland and other important natural resource areas; b. Eliminate or greatly restrict policies which allow development of new towns; c. Reduce rural sprawl potential by strictly limiting development in the cities' Spheres of Influence and along highway corridors, 	<p>Please see changes to Policies PF-2.2, Modification of Community UDB; PF-3.2, Modification of Hamlet UDB; and PF-4.6, Orderly expansion of City Boundaries. Also, Implementation 2B clarifies that a two step review process (General Plan Initiations) is proposed to keep the first tier screen check for General Plan amendments in place.</p> <p>See comment Goal PF-5 (1).</p> <p>Appropriate growth areas are defined in Policy PF-1.2, Location of Urban Development. This plan does not promote growth in SOI's or highway corridors. The intent of Regional Growth Corridor Plans has</p>	<p>No further changes needed</p> <p>No change needed</p> <p>No change needed.</p>

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					<p>d. Locate all commercial and industrial development (except that which is directly agriculture related) within UDBs or HDBs.</p> <p>e. Ensure that local residents have a strong voice in determining where and how their communities and hamlets will grow.</p> <p>2. The draft GP needs stronger policies to preserve lands important for agriculture and sensitive environmental resources. Specifically, the draft GP lacks policies and implementation programs that will ensure the long-term conservation of the County’s important farmlands, wildlife and natural resources. Specifically, the draft GP should be revised to:</p> <p>a. Include mitigation measures to offset the conversion of agricultural land, wildlife habitat and other sensitive lands by ensuring that other lands of equivalent value within the County are permanently protected;</p> <p>b. Ensure that new development uses land efficiently, so that agricultural and natural resource lands are not needlessly or prematurely lost to development.</p>	<p>been clarified and is further described in Part II, Area Plans, Policy C-1.4, Regional Growth Corridor Plans and Implementation Measure 2.</p> <p>PF-1.3, Land Uses in UDB’s/UAB’s/HDBs addresses this comment.</p> <p>PF-1.9, Capacity Building and Self Governance and Implementation Measure 1 address this comment.</p> <p>See Chapter 5, Goal LU-1 and Policy LU-1.1, Smart Growth and Healthy Communities.</p> <p>Also please see Chapter 4, Agriculture, Implementation 4A for Policy AG-1.7, Preservation of Agricultural Lands, which sets out provisions for tracking of agricultural land conversion on an annual basis.</p>	<p>No change needed</p> <p>No change needed</p> <p>No change needed</p>
2	FEB 14	L	Tulare County Citizens for Responsible Growth	PF (General Comments)	<p><i>New Policy: Efficient Development in Hamlets</i></p> <p>As within UDBs, development within the HDBs of communities should utilize land as efficiently as possible. This has two benefits: first, it will minimize the conversion of lands important for agriculture and natural resources by ensuring that every acre is used efficiently. Second, efficient development is a</p>	Please see response to comment PF (General Comments) (1), above.	No changes needed

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					<p>cornerstone of “smart growth” development principles, fostering a built environment that is more conducive to economically sound development patterns, and helps make our communities more attractive to both investors and residents by emphasizing mixed-use and using the design to promote walking, bicycling, and public transit.</p> <p>The County should add a new policy under PF-3 that establishes a standard for land use efficiency within hamlets. This standard could be mandatory, or it could be linked to incentives such as mitigation requirements.</p>		
3	FEB 14	L	Tulare County Citizens for Responsible Growth	PF (General Comments)	<p><i>New Policy: Efficient development in communities</i></p> <p>Development within the UDBs of communities should utilize land as efficiently as possible. This has two benefits: first, it will minimize the conversion of lands important for agriculture and natural resources by ensuring that every acre is used efficiently. Second, efficient development is a cornerstone of “smart growth” development principles, fostering a built environment that is more conducive to economically sound development patterns, and helps make our communities more attractive to both investors and residents by emphasizing mixed-use and using the design to promote walking, bicycling, and public transit.</p> <p>The County should add a new policy under PF-2 that establishes a standard for land use efficiency within communities. This standard could be mandatory, and/or it could be linked to incentives such as mitigation requirements.</p>	See response to comment PF (General Comments) (1) , above.	No changes needed
4	OCT 18	L	American Farmland Trust	PF (General Comments)	<p>A policy that recognizing the need of increasing the efficiency of development in terms of the number of residents accommodated per acre of farmland converted to non-agriculture uses would be useful because the County has one of the lowest average efficiencies for urban development.</p>	County analysis of AFT showed that AFT data included dairies as non-agricultural as well as water recharge areas and National Wildlife Refuge lands, leading to incorrect results. However, the County is willing to look at this issue in conjunction with other jurisdictions within the County.	No change needed

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						See comment number PF (General Comments) (1) , above, for new implementation for an Implementation Measure 4A to go in Chapter 4, Agriculture.	
5	JAN 9	L	Mark Kiely, City of Tulare	PF (General Comments)	We suggest for hamlets, and rural subdivisions within a city UDB, that an assessment district be established to provide any missing infrastructure.	We do not have hamlets in UDBs. For new rural subdivisions, assessment districts are required for maintenance purposes, not to provide missing infrastructure. Prop 218 makes it difficult to establish assessment districts for existing subdivisions.	No change needed
6	JAN 16	L	Laurel Firestone, Community Water Center	PF (General Comments)	Overall the goals of the planning framework look good. However, the overall framework does not address how the County will address the basic infrastructure needs of urban areas that are just outside of Incorporated Cities, but are not themselves communities or hamlets, i.e. East Porterville, Tooleville, etc.	This is incorporated in Chapter 13, Public Facilities and Services, Policy PFS-1.5. Rewrite Policy PFS-1.1 Remove “communities” and replace with “developments”	Policy Report revised 06/21/07
7	JAN 16	L	Laurel Firestone, Community Water Center	PF (General Comments)	Overall, the policies should ensure that funding is allocated to address the basic urban infrastructure inequality of existing communities. While Implementation Measure 11 indicates that funding may allow for upgrades for hamlets, one of the policies of the General Plan should be to develop financial mechanisms to address the current urban infrastructure needs of exiting hamlets and communities. Additionally, the County should include a policy to promote joint planning efforts between communities, hamlets, and cities within two miles of each other so that services and infrastructure planning can be complementary.	See PFS-1.5. Agreed. This reflects current practice and 2 miles is too small. A new Policy PFS-1.16, Joint Planning Efforts will be added as follows, “The County will promote joint planning efforts between	No change needed Policy Report revised 06/22/07

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						communities, hamlets, and cities within proximity of each other so that services and infrastructure planning can be complementary.	
8	MAY 7	L	Visalia City Council	PF (General Comments)	<u>Shift to Development Focus:</u> The update also brings in new policies regarding growth that will significantly shift the County’s planning focus from an agricultural based strategy to one that emphasizes and encourages growth in certain unincorporated areas and along major transportation corridors, such as State Highways 99, 63 and 65. While the draft does not discourage development in incorporated cities, it does encourage residential, commercial, and industrial development in unincorporated communities and hamlets, and potentially along highway corridors. The plan will allow consideration of major commercial facilities, shopping centers, and big box retailers in these unincorporated areas.	There have been no boundary expansions for any of the unincorporated areas in this General Plan update. Boundaries have been placed around hamlets to allow for infill to take place exempt from the RVLP. The County has no intention of strip developing the highway corridors. Please see Chapter 7, Scenic Landscapes, Policy SL-3.2, Urban Expansion – Edges. Please see Part II, Area Plans, Corridor Areas, Implementation Measure 2 for considerations during preparation of Regional Growth Corridor Plans. The aim of the initiative is economic development.	No further changes needed
9	MAY 7	L	Visalia City Council	PF (General Comments)	<u>Growth Inducement Outside of Cities:</u> The growth inducing aspects of the County’s draft plan has serious implications for Visalia and the County as a whole: <ul style="list-style-type: none"> The plan has potential to create regional sprawl by encouraging growth in outlying unincorporated communities and hamlets. Many of these areas currently lack the infrastructure necessary to serve increased population growth. Most of these areas will attract lower cost housing and lower level retail commercial uses. 	It is unlikely that growth inducement will result. There are no changes to the Community Plan boundaries being made. Hamlets already exist yet the infrastructure in these communities is at a rural standards so will likely not be a draw to growth, as a road widening project or a light rail line would. The County does meet its RHNA fair share housing allocation for low and very low income housing, but not for moderate and above-moderate. The County succeeds in providing this much needed housing where the cities typically do not. It is the County’s hope to attract basic	No change needed

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					<ul style="list-style-type: none"> Give the demographics of most unincorporated communities on the Valley floor, inducement of growth in some communities has potential to create concentrations of low income families that will continually struggle to raise their standards of living. The accumulation of low income families in these areas will inhibit their potential to be assimilated into more mainstream populations that exist in the cities. <p>Although the draft plan contains policies for smart growth design and improvement standards for new development, it is questionable that the standards can be feasibly implemented to achieve the effect desired by the County. For instance, it will be difficult for growth in unincorporated communities to pay for parks and trails to facilitate walkable neighborhoods.</p>	<p>services in the unincorporated communities to serve residents and improve quality of life. Surely, this is not “growth inducement!</p> <p>There is a sense of community and great pride amongst the people living there. These communities are the stepping stone to the American dream. They are a revolving door as new immigrants move to other places in Tulare County, California and the United States. All families in North America have gone through that “struggle.”</p> <p>The unincorporated communities are of a walkable size and mix of land uses. Incorporating these future facilities into Community Plans (Chapter 2, Planning Framework, Policy PF-2.4, Community Plan Content; Chapter 5, Land Use, Policy LU-1.10, Specific Plan Content) will give the County the ability to require them during discretionary review (Chapter 5, Land Use, Implementation 1C), apply for grants to build them, etc.</p>	
10	FEB 14 – MAR 28	M	Commissioner Whitlach	PF (General Comments)	Commissioner Whitlach suggested that we don’t want to discourage developers from putting together a master plan in these smaller hamlets.	Policies PF-3.2, Modification of HDB – Hamlet, and PF-3.3, Hamlet Plans address this issue.	No change needed

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PF (Key Terms)							
1	FEB 14 – MAR 28	M	Planning Commission	PF (Key Terms, Cluster Development)	Add a definition for Cluster Development under Key Terms.	A definition for Cluster Development will be added to the Key Terms as follows, “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”.	Policy Report revised 06/18/07
2	FEB 14 – MAR 28	M	Commissioner Elliot	PF (Key Terms, Hamlets)	Commissioner Elliot suggested adding accessibility as a criterion for hamlets, to ensure that development goes where transportation corridors and jobs go.	This would make it difficult to meet the intent of improving the quality of life in the Hamlets.	No change needed
3	July 13, 2007	-	Staff	PF (Key Terms, Places)	The definition of places will be deleted, as “Place” is no longer a conceptual framework concept for the General Plan.		Policy Report revised 07/13/07
Existing Conditions Overview							
1	June 21	-	Staff	PF (Existing Conditions Overview)	Ducor has a Community Plan and will be removed from the list.		Policy Report revised 07/21/07
Goal PF-1							

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1	MAY 7	L	Visalia City Council	PF-1	The Council recommends that draft policy language be modified to not allow development on unincorporated lands inside city Urban Area Boundaries (UAB) without the consent of the affected city. This policy would also apply to major transportation corridors in UABs, including Highways 99, 198, 65 and 190.	Policy PF-4.13, Coordination with Cities on Development Proposals reflects existing County policy. Consultation and weighting of City comments is consistent with current practice. From time to time, County staff may disagree with City staff on policy interpretation or planning principle, but this is not common or prevalent. To adopt the City's proposal would be to disenfranchise County residents.	No change needed
PF-1.2 (Location of Urban Development)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-1.2 (Location of Urban Development)	<p>Development within an incorporated city should be accomplished only by the city itself. The County should avoid creating pockets of low density, unincorporated development within or adjacent to cities. These unincorporated "islands" complicate and frustrate the provision of adequate infrastructure, law enforcement and other essential public facilities and services. Additionally, such development interferes with orderly, planned growth of the cities by creating inefficient, low density unincorporated "neighborhoods" incompatible with more efficient urban growth.</p> <p>This policy contradicts Policy PF-4.4, which says that cities are responsible for urban development within their UDBs. We suggest that PF-1.2 be revised to read: <u>Within incorporated cities</u>, with the remainder of the policy deleted.</p>	<p>Agreed. PF-1.2 paragraph one essentially forces all new urban development to within city UABs and UDBs.</p> <p>PF-1.2 simply defines where urban growth can occur.</p>	No changes needed
2	June 21, 2007	-	Staff	PF-1.2 (Location of Urban Development)	Amend bullet 4 by adding, "...as determined by procedures set forth in the FGMP."		Policy Report revised 07/21/07

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3	June 21, 2007	-	Staff	PF-1.2 (Location of Urban Development)	Amend Policy PF-1.2, bullet 2 as follows, “2. Within the UDB’s of <u>adjacent cities in other counties</u> , unincorporated communities and hamlets;...”		Policy Report revised 07/21/07
PF-1.3 (Land Uses in UDBs/UABs/HDBs)							
1	JAN 14	L	G. Schwaller	PF-1.3 (Land Uses in UDBs/UABs/HDBs)	“The County shall <i>require</i> those types of urban land uses . . .”	Reject. “Requiring” is too strong and will have unintended consequences. It would rule out infrastructure in other locations suitable for urban development under policy PF-1.2, Location of Urban Development.	No change needed
PF-1.4 (Available Infrastructure)							
1	JAN 14	L	G. Schwaller	PF-1.4 (Available Infrastructure)	“The County shall <i>require</i> residential growth to locate in existing . . .”	Reject. See PF-1.3 (1)	No change needed
2	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-1.4 (Available Infrastructure)	This is a good goal which needs to be strengthened. We suggest removing the word “ <i>encourage</i> ” and replacing it with the phrase “ <i>only allow</i> ,” and deleting everything after “is available.”	Reject both changes. The second change would void a key element of the General Plan update that requires development to pay its own way.	No change needed
PF-1.5 (Planning Regions)							
1	June 21, 2007	-	Staff	PF-1.5 (Planning Regions)	For internal consistency, change the title to Planning Areas – There are no regional plans referenced in this document.		Policy Report revised 07/21/07

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PF-1.6 (Appropriate Land Uses by Location)							
1	June 21, 2007	-	Staff	PF-1.6 (Appropriate Land Uses by Location)	Amend as follows, “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.” [<i>New Policy</i>]		Policy Report revised 07/21/07
PF-1.7 (Land Use Designation and Zoning)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-1.7 (Land Use Designation and Zoning)	<p>Currently the County is approving low-density ranchette development within UABs of cities. This practice precludes orderly future growth of cities and becomes a barrier to efficient urban development. The policy should be revised to prohibit unincorporated development within UABs, in exchange for sharing the revenues generated by incorporated development of these areas. PF-1.7 should be revised to read: <u>The County shall not approve development in the City UABs or UDBs and shall enter into revenue-sharing agreements with the cities for growth in these areas.</u></p> <p>(Such agreements have been entered into by other counties and cities. Examples include counties with referral agreements with their cities in support of their city-directed policies. Fresno, Stanislaus and Yolo counties have referral agreements with their cities. Such agreements allow a city to control development proposals that come to county government but are located in the unincorporated fringes near the city's borders. For Fresno, Stanislaus, and Yolo county governments, the referral policies are given teeth by revenue-sharing arrangements with their cities--an intermingling of land use with fiscal considerations. In effect, the three counties forego the opportunity to approve</p>	<p>Eliminate PF-1.7, Land Use Designations and Zoning. The original idea many years ago was to synergize city and county land use designations but PF-1.2, Location of Urban Development has superseded this.</p> <p>What happens if the affected city does not wish to participate? A better approach would be to provide that if a revenue sharing agreement is entered into with an affected city the county shall not approve development in a city UAB or UDB unless provided for in the agreement. Policy PF-4.14, Revenue Sharing, has been provided to reflect this approach.</p> <p>Implementation 13E suggests that</p>	<p>Policy Report revised 05/17/07</p> <p>Policy Report revised 06/20/07</p> <p>Policy Report</p>

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					development in certain areas, thus reducing possible competition with city growth plans, in return for receiving some of the revenue benefits of city expansion. Davis has almost none of the suburban sprawl that surrounds other valley towns, due in part to an historic agreement with Yolo County that gives the City veto power over any development project other than allowed by the County's agricultural zoning in unincorporated areas surrounding the City limits in return for a share of the property taxes generated by the City's redevelopment agency. The so called "Pass Through" Agreement between the Redevelopment Agency of Davis and the County of Yolo is credited with helping preserve a distinct urban edge around the City and stabilizing land values to support ongoing agriculture around the City.)	the County could explore the concept, perhaps through the formation of a committee with city representation.	revised 06/20/07
PF-1.8 (Special District Boundaries)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-1.8 (Special District Boundaries)	While it seems important to have consistency with planning boundaries and the special districts that serve communities and hamlets, the County should be certain that this policy does not mean that the special District determines the planning boundaries of a hamlet or community, but rather that those boundaries are determined as part of a community or hamlet planning process with sufficient public input.	Agreed. It is LAFCO that determines the district SOI. LAFCO requires that the SOI's of cities and districts that provide sewer and water services reflect the 20 year growth areas, which would be established in the County's General Plan.	No change needed
PF-1.9 (Self Governance)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-1.9 (Self Governance)	Community involvement is key for the success of Community or Hamlet Plans, as well as other land use decisions affecting a community or hamlet. However the County's implementation	Flexibility is needed in developing outreach programs in order that community outreach remains innovative and responsive to suit	No change needed

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					<p>measure is vague and has thus far been ineffectual. The County should create a community taskforce to draft a policy for community involvement in the County land use planning and the development of Community and Hamlet Plans.</p> <p>Important items to include in any policy are:</p> <ul style="list-style-type: none"> - The County should hold meetings in the local community/hamlet in the evening so that residents can participate after work. - The County should provide adequate notice of meetings in Spanish and English and post them in public areas of unincorporated communities and hamlets (e.g. post office, stores, etc.) - The County should conduct meetings in both English and Spanish if at least 10% of the community/hamlet speaks predominantly Spanish. - That all documents for public review be translated into Spanish if at least 10% of the community/hamlets speak predominantly Spanish. 	<p>each particular circumstance, and new techniques can be tried. Therefore no one outreach model applies to all situations.</p> <p>The title of this policy has been changed to more accurately reflect the intent of the policy to include Capacity Building.</p> <p>Implementation Measures for preparing Hamlet Plans that emphasizes the importance of citizen input has also been included. Please see comment PF-3.3 (5) (Hamlet Plans)</p>	<p>Policy Report revised 06/03/07</p> <p>No further change needed</p>
2	June 21, 2007	-	Staff	PF-1.9 (Self Governance)	Add a bullet, "expanding local empowerment through expanding the authorized powers of County Service Areas and Community Services Districts."		Policy Report revised 06/21/07
PF-1.10 (Non-Conforming Uses)							
1	June 21, 2007	-	Staff	PF-1.10 (Non-Conforming Uses)	<p>Add New Policy PF-1.10, Non-Conforming Use Policy in the A-1 Zone and New Implementation 1A</p> <p>The old 1974 A-1 Non-Conforming Use Policy [GPA 74-1B], will be added to the plan. A sentence will be added as follows, "This opportunity will expire on January 11, 2013". This will have allowed forty for these uses to be legitimated. The Policy Statement will be split into policy and implementation.</p>	<p>The 1974 policy will be added as PF-1.10, and Implementation 1A, as excerpted from the Blue Sheets.</p> <p>Note- This policy was later placed in RVLP.</p>	Policy Report revised 07/09/07

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2	June 21, 2007	-	Staff	PF-1.10 (Non-Conforming Uses, General)	Add Policy PF-1.10, General Non-Conforming Uses as follows, “Any use, building or parcel previously and legally established 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 [<i>Pixley Community Plan GPA 92-06, modified</i>]”		Policy Report revised 07/22/07
Section PF 2.2							
1	FEB 14 – MAR 28	M	Staff	Section PF 2.2	George Finney suggested upgrading E. Orosi to a community because Districts exist. The list of Figures in Policy PF-2.1, Urban Development Boundaries – Communities, and Policy PF-3.1, Hamlet Development Boundaries, Hamlets, will also need to be revised to show corrected Figures.	E. Orosi currently is a community, and will remain as a community. Therefore, Orosi will be added to the list of communities under PF-2.2 and deleted from the PF-2.3 list of hamlets. Changes will also be made to the maps to indicate E. Orosi as a community with a candidate UDB.	Policy Report revised 06/18/07 The map will be revised.
2	FEB 14 – MAR 28	M	Commissioner Whitlatch	Section PF 2.2	Commissioner Whitlatch questioned whether West Goshen should be a hamlet, given it is so close to Goshen, and indicated that they seem to have infrastructure issues.	West Goshen is part of the Planning Study Area for the Goshen Community Plan Update.	No change needed
PF-2.2 (Modification of Community UDB)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-2.2 (Modification of Community UDB)	We support the concept of the UDB because it will attract economic investment and improve the quality of life in existing communities, while discouraging premature conversion of agricultural and natural resource lands. However, the UDB will be a useful tool only if it is a real boundary that is enforced. This loophole allowing the UDB to be changed anytime there is	Reject. The policy says that the request to expand the UDB can be applied for with a Specific Plan, but there are no guarantees of approval. Note that the 80% standard will still be applicable. Also, the General	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					<p>a subdivision proposal renders the UDB essentially meaningless. We applaud the concept of drawing the boundaries in the context of a comprehensive community plan update, and we recommend that the policy be changed to state that modification of the UDB is allowed <u>only</u> in the context of a comprehensive community plan update.</p> <p>This is a good policy, but it lacks specific standards to define when non-agricultural lands are “<i>reasonably available</i>.” More specific standards should be developed to clarify what this language means.</p> <p>Further, the County should develop a standard for efficient development that ensures that lands within UDBs are utilized efficiently.</p>	<p>Plan Initiation (GPI) process, which is a pre-screening of all General Plan Amendment applications, provides a control to ensure that such applications have the potential for General Plan consistency.</p> <p>Additionally, a comprehensive Community Plan Update is rare and expensive. For example, the Three Rivers update has been waiting five years for funding of environmental studies. Note that PF-4 requires a General Plan Amendment for changed in UDB’s.</p> <p>Agree. Implementation Measure 2A has been added assigning the Planning Commission the responsibility to define when lands are “reasonably available”.</p> <p>Agree. Efficient land use development is a key part of the General Plan. Please see Chapter 5, Land Use, Policy LU-1.1, Smart Growth and Healthy Communities and also Chapter 4, Agriculture, Policy AG-1.7, Preservation of Agricultural Lands and Implementation 4A.</p>	<p>No change needed</p> <p>Policy Report revised 06/03/07</p> <p>No change needed</p>
2	JAN 14	L	G. Schwaller	PF-2.2 (Modification of Community UDB)	2. “. . . the County shall ensure that infrastructure can be provided <i>and maintained</i> . . .”	Reject. The term “can be provided” infers maintenance. However, infrastructure is typically provided and maintained by independent Special Districts (CSD’s and PUD’s) over which the County has limited control.	No change needed

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3	JAN 16	L	Laurel Firestone, Community Water Center	PF-2.2 (Modification of Community UDB)	<p>1) This policy seems to contradict. The third bullet point under 1. states that: <i>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 the community.</i></p> <p>This contradicts 4., which states: <i>4. All changes to a UDB shall require a General Plan Amendment.</i></p> <p>2) If Communities take the time to design a UDB through the Community Planning process then it should be difficult to change without revisiting the Community Planning process.</p> <p>3) Additionally, 3...<i>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 for expansion,</i> does not have an implementation measure. It is important that strong implementation measures be included here, otherwise the policy has no meaning.</p>	<p>Reject. See PF-2.2 (1). The policy will be clarified by adding the word “map” after the words “as part of a subdivision”. Additionally, Implementation Measure 2B has been added clarifying that the existing BOS pre-application screening requirement for applicant initiated GPAs shall be utilized in assessing developer requests to modify community urban development boundaries.</p> <p>Agree. However, a GPA is not easy and the process is always the same.</p> <p>The policy will be amended to add, “for urban uses” after 80% in last bullet. Also, new Implementation Measure 2A provides for further clarification of this policy.</p>	<p>Policy Report revised 05/17/07</p> <p>No change needed</p> <p>Policy Report revised 05/17/07</p>
4	FEB 12	L	Sierra Club	PF 2.2 & 3.2 (Modification of Community UDB)	<p>We support permanent urban growth boundaries for all cities and unincorporated urban centers that define the area of ultimate urbanization and protect the county’s open space lands. The draft GPR does a good job of designating urban development boundaries, but allows for the expansion of the UDB with a request for expansion as part of a subdivision or Specific Plan proposal, and as a General Plan amendment. We urge the County to reconsider this and make these boundaries permanent.</p>	<p>Reject. See PF-2.2 (1)</p>	<p>No change needed</p>
5	OCT 18	L	American Farmland Trust	PF 2.2 & 3.2 (Modification of Community UDB)	<p>1) The sections related to modifying urban boundaries is supported by AFT, but how will it be implemented and what is its practical effect?</p>	<p>Boundary modifications would be handled in several ways. 1) Through Community Plan Updates; 2)</p>	<p>No change needed</p>

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					<p>2) Many cities and unincorporated communities seem to be situated in the highest quality farmland and it is difficult to conceive of a situation where expanding their boundaries onto non-agricultural land would be a realistic option (unless farmland was first taken out of production-which suggests the potential abuse of this policy).</p> <p>3) Refine the policy to require that where non-agricultural land is not an option, expansion should convert the least productive agricultural land this is available. For example, if farmland of statewide importance is available, the boundaries could not be</p>	<p>During the 5-10 year review of Community Plans, which would take a General Plan Amendment; 3) Through developer request, also requiring a General Plan Initiation and General Plan Amendment. Its practical effects are probably minimal as, since the last major revision to the Urban Boundaries Element in 1984, virtually all modifications have resulted from city General Plan Updates, very few from communities. This document adds additional safeguards.</p> <p>Correct. Hence, the reason for the 80% rule in the 3rd bullet under paragraph 1. However, staff believes the same rule should apply to cities and therefore we recommend an amendment to PF 4.6, Orderly Expansion of City Boundaries, by adding a statement, as follows, "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".</p> <p>New Implementation Measure 13A clarifies that the County shall apply the 80% rule to the City plans that the County will adopt.</p> <p>Agree. In addition, UDBs should not be expanded on to prime farmland if farmland of statewide importance or of lesser quality is available and suitable for expansion.</p>	<p>Policy Report revised 05/17/07</p> <p>Policy Report revised 05/17/07</p> <p>Policy Report revised 05/17/07</p>

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					<p>expanded on to prime farmland.</p> <p>4) Link boundary expansion to the “80% rule” as well as the efficiency of the development that will occur within the boundary. An unincorporated community or hamlet could adopt a minimum average land use efficiency (or density) standard as a condition of approval of the expansion. They could then implement this standard by insisting on higher minimum densities, or by sending appropriate market signals through mitigation or impact fees on new developments that would increase significantly when a project would build out at less than the stipulated average dwelling units per acre or floor-to-area ratios, and decline when they exceeded this average. (AFT attached a paper on this approach along with a spreadsheet that allows you to play with fee and density options)</p>	<p>Policies PF-2.2, PF-3.2 and 4.6 relating to boundary changes will be amended for consistency.</p> <p>All UDB changes will require a GPA. It should be clarified that no such GPA can be approved without a land use designation for non-agricultural uses. However, these land use designations would be in keeping with the policies unique to the community, which in all likelihood would include smart growth principles and concepts as outlined in the Land Use Element. Therefore, the suggested amendment would not be appropriate at this level since Community Plans are not being reviewed in this update. However, further study of this issue is warranted and could be undertaken in conjunction with TCAG and LAFCO.</p> <p>Optional language is suggested in Chapter 4, Implementation Measure 4A for AG-1.7, Preservation of Agricultural Lands as follows, “The County shall coordinate with LAFCO and TCAG to closely monitor the amount of agriculture lands converted annually to urban and other non-agricultural uses. This data will be reported as a feature of the Annual Report prepared pursuant to Policy PF-7.1, Annual Review, and shall be a comparative assessment of development efficiency, such as</p>	<p>No change needed</p> <p>Policy Report revised 06/21/07</p>

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						population per acre, for each city, community and hamlet.”	
PF-2.4 (Community Plans)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-2.4 (Community Plans)	<p>This policy does not include any implementation measures. At the very least, the County should codify the following policies:</p> <ul style="list-style-type: none"> - The County should hold meetings in the local community/hamlet in the evening so that residents can participate after work. - The County should provide adequate notice of meetings in Spanish and English and post them in public areas of unincorporated communities and hamlets (e.g. post office, stores, etc.) - The County should conduct meetings in both English and Spanish if at least 10% of the community/hamlet speaks predominantly Spanish. - That all documents for public review be translated into Spanish if at least 10% of the community/hamlets speak predominantly Spanish. 	<p>Agreed. We do this already. The County shall continue to require that all Community Plans are prepared and updated through a process which includes public participation and outreach, and act in accordance with State law.</p> <p>While community input is essential to effective plan development there are limitations – see comment PF-1.9 (1) and PF-2.4 (1). Because of the wide diversity of its unincorporated communities and hamlets, the County must assume a position that complies strictly with current law and should not commit to services beyond those parameters.</p>	No changes needed
2	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-2.4 (Community Plans)	<p>We applaud the creation of Community Plans. It is critically important that the plans be developed through an inclusive, democratic process that is open to all and fosters broad community participation and support for the plan. PF-2.4 should include a provision which reads: <i>The County shall require that all Community Plans are prepared through a process which includes extensive public participation and outreach.</i></p> <p>To implement this provision, the county should develop guidelines for public participation and outreach that must be adhered to during the creation, implementation and update of</p>	<p>See comment PF-1.9 (1) and PF-2.4 (1)</p> <p>Citizen outreach during Community Plan updates is an ongoing activity. Currently, County staff employ a wide variety of outreach techniques</p>	No changes needed

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					community plans.	and there is a great deal of flexibility to allow for creativity and trying new approaches to Community Planning. This flexibility is important to ensure dynamic and meaningful consultation tailored for each project.	
3	June 21, 2007	-	Staff	PF-2.4 (Community Plans)	Amend as follows, “The County shall ensure that Community Plans are prepared updated...”		Policy Report revised 05/17/07
4	June 21, 2007	-	Staff	PF-2.4 (Community Plan Content Text Box)	<p>A number of modifications are suggested to improve the content of Community Plans.</p> <p>Note that items have been moved around, for instance, so that the Community Plan Policy Plan is found at the beginning of the document, rather than buried at the end. Reordering of this text box is not evident. Only text changes are shown in the Draft Goals and Policies Report.</p> <p>3. Urban Development Boundary Change word Stability to Suitability</p> <p>4. Policy Plan Move Redevelopment before Land Use.</p> <p>Move Land Use to the forth bullet.</p> <p>Move Circulation to fifth bullet. Clarify that Circulation includes the pedestrian and cyclist network and public transit.</p> <p>Add Community Design as sixth bullet.</p> <p>Change wording to Parks and Open Space.</p> <p>Change wording as follows: “Infrastructure, Urban Improvement Standards and Development Standards” for consistency with terminology in the rest of document.</p>		Policy Report revised 06/21/07

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					<p>Clarify that Financing Plan includes funding mechanisms to cover capital costs as well as long-term operations and maintenance for roadways and all other public infrastructure, services and facilities.</p> <p>To test the premise that new investment in the County's unincorporated community will stimulate redevelopment of the existing community, it is recommended that a new <u>Section 5. Plan Performance</u> be included in all updated Community Plans.</p> <p>Implementation Measure 2F will clarify that this would require that clear and measurable indicators of the success of the community plan be developed. Such measures may derive from Census data (percent ownership of housing, average household income, crime statistics), 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 evaluation, as applicable, and will provide data to help the Board of Supervisors evaluate the Community Plan Program over the long term.</p>		
4	June 21, 2007	-	Staff	PF-2.4A (Collaborative Community Planning Partnerships)	<p>New Policy PF-2.4A, Collaborative Community Planning Partnerships</p> <p>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.</p>		Policy Report revised 05/17/07
5	June 21, 2007	-	Staff	PF-2.4B (Land Use Consistency)	<p>PF-2.4 is split in two. The second part will be labeled PF- 2.4B, Land Use Consistency.</p>		Policy Report revised 05/17/07
PF-2.5 (Improvement Standards in Communities)							

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1	JAN 16	L	Laurel Firestone, Community Water Center	PF-2.5 (Improvement Standards in Communities)	This seems to only address new development and not existing streets in hamlets and communities. Mechanisms need to be put in place to address current disparities and deficiencies in existing communities, including street lighting. This could take the form of a development impact fee program, etc.	This is given focus in PFS-1.1, Existing Development, which addresses the maintenance and updating of County facilities. The problem is that most community facilities are not controlled by the County. PFS-1.7, Coordination with Service Providers commits the County to work with local service providers but other than Redevelopment Project Areas, there are only minimal resources available such as CDBG funds. Furthermore, current law indicates the developer impact fees can not be used to correct existing deficiencies.	No change needed
2	JAN 14	L	G. Schwaller	PF-2.5 (Improvement Standards in Communities)	What about parks, greenbelts, walking/biking trails, transit accommodation (e.g., bus shelter, bus pull-in area, bicycle racks, tot lots, xerigraphic and native-plant landscaping on drip irrigation?)	The "typical improvement" statement provides examples of types of improvements within UDBs. It is not a complete list and is not meant to leave out others such as those listed in your comment. The title will be changed to "Improvement Standards in Communities".	No change needed Policy Report revised 05/17/07
3	DEC 7	L	Veronica Mendoza	PF-2.5 (Improvements Standards in Communities)	The policy should also include existing communities like Cutler-Orosi and East Orosi.	The policy does apply to Cutler-Orosi. East Orosi was initially proposed as a hamlet, but upon review, has been determined to meet more of the community than hamlet criteria, and thus is proposed as a community. Therefore Policy PF-2.5 will apply to East Orosi.	No further changes needed
PF-2.8 (Valley Urban Improvement Areas and Urban Area Boundaries)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	July 13, 2007	-	Staff	PF-2.8 (Valley Urban Improvement Areas and Urban Area Boundaries)	<p>This policy will simplify the planning framework for valley communities by ensuring that only one type of boundary – a UDB – is used for all communities.</p> <p>Implementation 11 C. will be added as follows, “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>]”</p>		Policy Report revised 07/13/07
PF-3.2 (Modification of HDB - Hamlet)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-3.2 (Modification of HDB – Hamlet)	This policy has the same problems as PF-2.2 regarding inconsistencies, lack of implementation, etc.	Response to PF-2.2 (3) also applies to this policy.	No change needed
2	JAN 14	L	G. Schwaller	PF-3.2 (Modification of HDB – Hamlet)	2. “. . . infrastructure can be provided <i>and maintained</i> master plan for the hamlet <i>must</i> be . . .”	See response to PF-2.2 (2) . However maintenance is more important to Hamlets as many Hamlets do not have a local services district.	No change needed
3	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-3.2 (Modification of HDB – Hamlet)	We support the concept of the HDB because, like the UDB, it will attract economic investment and improve the quality of life in existing communities, while limiting premature conversion of agricultural and natural resource lands. However, the HDB will be a useful tool only if it is a real boundary that is enforced. This loophole allowing the HDB to be changed anytime there is a subdivision proposal or a “request of. . . residents” renders the HDB essentially meaningless. We applaud the concept of drawing the boundaries in the context of a comprehensive community plan update, and we recommend that the policy be changed to state that modification of the UDB is allowed <u>only</u> in the context of a comprehensive community plan update.	See response to comment PF-2.2 (1)	No further change needed

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PF-3.3 (Hamlet Plans)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-3.3 (Hamlet Plans)	<p>We applaud the creation of Hamlet Plans. It is critically important that these plans, like the community plans, be developed through an inclusive, democratic process that is open to all and fosters broad community participation and support for the plan. PF-3.3 should include a provision which reads: <i>The County shall require that all Hamlet Plans are prepared through a process which includes extensive public participation and outreach.</i></p> <p>To implement this provision, the county should develop guidelines for public participation and outreach that must be adhered to during the creation, implementation and update of hamlet plans.</p>	<p>We agree, we already do this for Communities and we will do it for Hamlets as well.</p> <p>See responses to comment PF-1.9 (1), PF-2.4 (1) and PF-2.4 (2)</p>	<p>No change needed</p> <p>No change needed</p>
2	JAN 16	L	Laurel Firestone, Community Water Center	PF-3.3 (Hamlet Plans)	<p>This policy makes it unclear who will develop these plans and the process involved. The County should include implementation measures that set out the following policies with regard to the Hamlet Planning Process:</p> <ul style="list-style-type: none"> - The County should hold meetings in the local community/hamlet in the evening so that residents can participate after work. - The County should provide adequate notice of meetings in Spanish and English and post them in public areas of unincorporated communities and hamlets (e.g. post office, stores, etc.) - The County should conduct meetings in both English and Spanish if at least 10% of the community/hamlet speaks predominantly Spanish. - That all documents for public review be translated into Spanish if at least 10% of the community/hamlets speak predominantly Spanish. 	<p>See responses to comment PF-1.9 (1), PF-2.4 (1) and PF-2.4 (2)</p>	<p>No change needed</p>
3	FEB	L	Center on Race, Poverty, and The	PF-3.3 (Hamlet Plans)	<p>The County should create an implementation measure for this policy which specifies that resident involvement in the creation</p>	<p>See responses to comment PF-1.9 (1), PF-2.4 (1) and PF-2.4 (2)</p>	<p>No change needed</p>

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	13		Environment		<p>of the hamlet plans is essential. CRPE notes the success of the County’s outreach efforts for the General Plan Update whereby meetings have been held in the evening, powerpoints have been translated, and interpretation has been provided. This is crucial to ensuring full public participation and should be required in the development of community plans, hamlet plans, and on-going visioning processes.</p> <p>In addition to a discussion of the hamlet’s short and long-term ability to provide services, the County should commit to assisting hamlets find financial resources for necessary improvements. The County should require developers to pay impact or development fees; create a “fix it first policy” requiring developers to fix existing areas before expanding to undeveloped areas within the HGB; or the County should pursue Community Development Block Grants or other state/federal funding to finance necessary improvements.</p>	<p>By law, impact fees cannot be used to fix existing deficiencies. Assessment Districts can be established to do so. The County Redevelopment Agency will continue to work on retrofit issues. Implementation Measure 11A has been provided requiring that as part of the Hamlet Plan development process, the County shall explore all available options to fund necessary improvements, such as: revenue sharing, Redevelopment Project Areas, formation of assessment districts, development agreements, CDBG funds, grants, etc.</p>	<p>Policy Report revised 06/03/07</p>
4	FEB 14 – MAR 28	M	Planning Commission	PF-3.3 (Hamlet Plans)	<p>As an Implementation Measure, hamlet plans should require compact development; and hamlets with leadership in the community should have their hamlet plans prioritized.</p>	<p>See Chapter 5, LU-1.1, Smart Growth and Healthy Communities, which requires smart growth, and Chapter 4, Agriculture, Policy AG-1.7 Preservation of Agricultural Lands and Implementation 4A.</p> <p>For scheduling for hamlet plans, see comment Please see comment PF-3.3 (5) (Hamlet Plans).</p>	<p>No change needed</p>
5	June 24,	-	Staff	PF-3.3 (Hamlet Plans)	<p>Add Implementation Measure 5 for Policy PF-3.3 as follows, “The County, led by the Planning Commission, shall conduct a</p>		<p>Policy Report revised 07/04/07</p>

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	2007				<p>citizen outreach effort in Tulare County hamlets to prepare guidelines for the preparation of hamlet plans, considering such factors as:</p> <ul style="list-style-type: none"> • Alternative approaches to hamlet planning including application of mixed use designations and appropriate use of form-based codes, • Content of hamlet plans, • Sources of funding for hamlet plans, • Criteria for preparing an implementation schedule, such as prioritizing plans for hamlets where demonstrated community leadership exists, • Identification of appropriate means for securing public open space, recreational areas and other public amenities, • Coordination with capital improvement plans and identification of options for addressing infrastructure deficiencies, as applicable, • Define appropriate context sensitive improvement standards, • Determining feasible mechanisms to pay for new public amenities and services. <p>These guidelines will be presented to the Board of Supervisors for their adoption.</p> <p>Who? RMA, Planning; Planning Commission. When? 2010 to 2015.</p> <p>Also add Implementation Measure 6 for Policy PF-3.3 as follows,</p> <p>“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</p>		

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					changing conditions, the Planning Commission shall review and recommend priorities for Hamlet Plan preparation to the Board of Supervisors.”		
PF-3.4 (Mixed Use Opportunities)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-3.4 (Mixed Use Opportunities)	This is an excellent policy for promoting smart growth development within hamlets. We believe a similar policy should be included for Community Plans, under PF-2.	Agree. The text of PF 3.4, Mixed Use Opportunities will be modified by starting the sentence with, “Unless a traditional plan approach is requested by the hamlet, ...”	Policy Report revised 07/04/07
2	FEB 13	L	Center on Race, Poverty and The Environment	PF-3.4 (Mixed Use Opportunities)	The County should create an implementation measure for this policy. The County should amend the zoning ordinance and land use designation maps to be consistent with this policy.	Agree. In Chapter 5, Land Use, Implementation Measure 1 requires the County to update the Zoning Ordinance to be consistent with the General Plan. This includes adding mixed use zones based on smart growth and neo-urban principles.	Policy Report revised 06/03/07
PF-3.5 (Development Standards in Hamlets)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-3.5 (Development Standards in Hamlets)	Will the county amend its subdivision ordinance to require the development standards for Hamlets (PF-3.5) prior to any further development activity?	The County will not stop appropriate development in Hamlets while the new standards are developed. After adoption of the General Plan the County will update the Zoning Ordinance and create Development Standards. See Chapter 5, Land Use, Implementation Measures 1, 1A and 1B. The County will also update its Improvement Standards. See	No further changes needed

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						Chapter 12, Transportation and Circulation, Implementation Measure 4 for standards related to transportation facilities.	
2	JAN 16	L	Laurel Firestone, Community Water Center	PF-3.5 (Development Standards in Hamlets)	<p>This development standard is a different standard than urban standards required for communities. What exactly does “context sensitive standards” mean? We are concerned that this may mean that communities that have already been left out of basic infrastructure, such as sidewalks, drainage, and street lights, will continue to remain in this condition and new development will not be required to meet basic standards because of neglect or poor on-going conditions in the current development. Such a policy would be completely unacceptable.</p> <p>Additionally the County should address mechanisms for improving existing community infrastructure and not just new development, and make sure that urban standards include streetlights.</p>	<p>Context sensitive means keeping within the character of the community and not forcing improvements on Hamlets which exceed the needs of the Hamlet. It is not meant to exclude basic infrastructure cited in the comment.</p> <p>See comment PF-3.3 (3)</p>	No changes needed
3	FEB 13	L	Center on Race, Poverty and The Environment	PF-3.5 (Development Standards in Hamlets)	<p>Here again, the focus seems to be on development standards for new developments while existing infrastructure would remain unimproved. The County should require developers to pay impact or development fees, create a “fix it first policy” requiring developers to fix existing areas before expanding to undeveloped areas within the HGB; or the County pursue Community Development Block Grants or other state/federal funding to finance necessary improvements.</p>	<p>See response to comment PF-3.3 (3). CDBG is an ongoing County function.</p>	No change needed
4	FEB 14 – MAR 28	M	Commissioner Elliot	PF-3.5 (Development Standards in Hamlets)	<p>Commissioner Elliot wants to ensure that services are provided for when development occurs in hamlets and communities.</p>	<p>This is addressed in Chapter 13, Public Facilities & Services.</p>	No change needed
5	June 21,	-	Staff	PF-3.5 (Development	<p>Change title to Improvement Standards in Hamlets</p>		Policy Report

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	2007			Standards in Hamlets)			revised 06/21/07
PF-3.6 (Becoming a Community)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-3.6 (Becoming a Community)	This policy seems arbitrary since there are no real requirements for a community in this draft. While we do not think that it should be made difficult to become a community, we do believe that hamlets should be given a clear standard in which to strive for so that they may become a community. Relying on the discretion of the Board of Supervisors does not seem satisfactory since many of these areas are small, low-income, and have been clearly neglected by County Officials in the past.	The definitions of Community and Hamlet are found in the Key Terms Section of the Planning Framework. Hamlets are not intended to be inferior to communities, they are just smaller. This distinction has been misinterpreted by many commentators as an extension of the old non-viable community's concepts, but it is not. The main idea is to exclude these places from RVLIP so that their quality life can be improved as a function of the General Plan update. Nothing excludes the possibility of a Hamlet eventually fitting the definition of a Community. Policy PF-3.6 clarifies this with the text change, "...requirements for a community" to "...definition of a community".	No change needed No change needed Policy Report revised 06/03/07
2	JAN 14	L	G. Schwaller	PF-3.6 (Becoming a Community)	"... community plan ... should be completed within a year of designation, and must be completed and approved by the County within two years of designation."	We reject this comment. It is a worthy goal but may not be achievable since variables such as funding, staffing, and CEQA concerns cannot be accurately predicted.	No change needed
3	DEC	L	Elena Adela	PF-3.6 (Becoming a Community)	What are the requirements for becoming a community? Cutler and Orosi should also only have a single district for water.	See response to comment PF-2.5 (3) .	No changes needed

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	7					Comment noted. The merging of Special Districts is a LAFCO mater.	
4	DEC 7	L	Bertha Diaz	PF-3.6 (Becoming a Community)	What are the requirements for becoming a community? East Oroshi should be a community (combined with Cutler-Orosi).	See response to comment PF-2.5 (3) , above.	No change needed
Section 2.4 Cities							
1	JAN 17	L	Del Strange	2.4 Cities	After the first paragraph there should be a list of the cities to be consistent with other sections.	Agreed. This change will be made.	Policy Report revised 06/03/07
PF-4.1 (UABs for Cities)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.1 (UABs for Cities)	Under PF-4.1, there is discussion regarding that cities' concerns are to be given serious consideration regarding land uses within the UAB. However, past practice indicates that the county does not consult even with fairly significant development projects at the cities' development boundary. Nor does the policy provide any guidance as to how cities' concerns are to be transmitted to the county. We do not see any implementation measure which would help ensure that appropriate consultation takes place.	This comment is correct for building permits but not for discretionary permits, which is what the policy applies to. Appropriate consultation practices which call for notification of the cities has been in place for many years since the adoption of the Urban Boundaries Element. The policy is self implementing. Also see PF-4.2, UDBs for Cities. This is not a new policy it is from the Urban Boundaries Element and the citation has been provided.	No change needed Policy Report revised 06/03/07
2	FEB 14	L	Tulare County Citizens for Responsible	PF-4.1 (UABs for Cities)	This policy will foster unincorporated rural sprawl in the path of urban growth, precluding the future orderly expansion of cities and encouraging the premature conversion of farmland, wildlife habitat and open space. It will allow islands of ranchette-style,	Not true. The policy just declares the intent of the County will work closely with cities on plans and policies within City Urban Area	No change needed

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			Growth		low-density development that will eventually stand in the way of orderly urban growth. In addition, it does nothing to turn developers towards wise land use, and infill opportunities within incorporated cities, thus eliminating the many benefits of sound development in return for a few ranchettes. The County should not be approving development so close to the cities. Lands outside the UDBs should remain rural, under the protection of the RVLDP, until such time as those lands are added to the UDB. In exchange for not developing these lands prematurely, the County should enter into revenue-sharing agreements with the cities to receive a portion of the funds generated by the eventual development of these areas.	<p>Boundaries. Lands between the UDB and UAB are subject to City General Plans and are mostly designated for agricultural use. The RVLDP allows exceptions to the agricultural use designation, but the City General Plans do not.</p> <p>Revenue sharing as a topic was proposed by some cities as the General Plan Update evolved. However, it was proposed as an incentive for the County to adopt a city centered growth alternative strategy, which to date has been rejected. A new policy PF-4.14, Revenue Sharing, is proposed to keep the dialogue open, as follows, “As an incentive for directing urban growth to cities within their UDBs (PF-1.2) the County shall promote revenue sharing as an element of negotiation whenever City General Plan updates are proposed to the County for adoption or Spheres of Influence are considered for expansion.”</p>	Policy Report revised 06/03/07
PF-4.2 (UDBs for Cities)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.2 (UDBs for Cities)	Under PF-4.2, UDBs should be defined as 20 to 30 year growth boundary lines, as most general plan updates are tied to a census year. In addition, the policy fails to provide any direction or criteria in cases where the county does not recognize the adopted cities’ UDB. The statement that the county may establish...shorter times periods...to assist in more precise implementation...”provides little meaning without further	<p>Comment noted. The County would prefer to see General Plan updates tied to census years, but cannot dictate this to cities.</p> <p>We assume the commenter means that by “not recognizing the cities</p>	<p>No change needed</p> <p>Policy Report revised 06/03/07</p>

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					<p>clarification and elaboration as to its intent. The final statement regarding the "...official definition of the interface..."between urban and rural should be reserved for the UAB (Urban Area Boundary), otherwise there is very little meaning to sphere of influence lines or future long range planning for cities. Such a situation would only cost enormous sums of money to facilitate future growth and to correct county allowed rural growth to continue at city adopted long range growth boundary lines.</p>	<p>UDB," the County has not adopted those UDBs. The county has never formally "not recognized" such boundaries. Rather, failure to adopt such boundaries in a timely fashion is usually the result of budget and/or staffing shortfalls. In order to speed up the adoption process, Implementation Measure 13A is proposed, obligating the County to prioritize maintaining consistence between city and county UDBs, as follows, "As part of the annual budget process the County shall place a priority on maintaining close consistency between city and county UDB's, provided UDB updates and materials are submitted to the County in a timely fashion". This simply recognizes that a City and the County may jointly establish planning areas with shorter time frames. The details of such planning areas would be covered in the City General Plan.</p> <p>UDB expansions will be more tightly controlled under this General Plan update. In addition, the ag. buffer policy (AG-1.11) is proposed to be tied to UDB's giving greater importance to the UDB as the official break between ag. and urban.</p> <p>Use of UDB's for such purposes is consistent with LAFCO's sphere of influence policy which ties SOIs to 20 year growth areas.</p>	<p>No change needed</p> <p>No change needed</p>

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						In Chapter 4, Agriculture, AG-1.11, Agricultural Buffers, will be amended as follows, “. . .and along the edges of UDBs” after “between agricultural and non agricultural uses.”	Policy Report revised 06/21/07
PF-4.3 (Modification of City UABs and UDBs)							
1	JAN 14	L	G. Schwaller	PF-4.3 (Modification of City UABs and UDBs)	“Expansions for residential . . . land uses <i>shall be prohibited</i> if the boundary is . . . dairy.”	This is impractical because there may be compelling circumstances where we would allow deviations. A typo on 4 th line will be corrected - “or” should be “over”.	Policy Report revised 06/09/07
2	JAN 9	L	Mark Kielty, City of Tulare	PF-4.3 (Modification of City UABs and UDBs)	Under PF-4.3, the statement regarding boundary expansion will be discouraged with one mile of a dairy is inconsistent with most growth plans of cities and is in stark contrast to the housing element adopted by the City of Tulare. What the policy should read is that new dairies will be discouraged within one mile of a city UAB. We have stated from the outset of this general plan process, both at TAC meetings and public workshops, that protection of city growth boundary lines needs to be a priority within this process. The cavalier approach taken in regard to city growth boundaries is not in the public interest and is likely to lead to future land use conflicts, disjointed land use patterns, and inconsistent land use decisions.	The ACFP already prohibits new dairies within one mile of urban area boundaries. The proposed policy simply applies the same standards to UAB expansions but stops short of actually prohibiting the expansion in order to provide flexibility for unforeseen circumstances. In order to expand UABs within a mile of the dairy the cities need to recognize the impacts on the dairies and vice-versa.	No change needed
PF-4.4 (Planning in UDBs)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.4 (Planning in UDBs)	Under PF-4.4, we would recommend the UAB, rather than the UDB as long range planning and development, requires additional city input.	UAB’s are addressed in policy PF-4.1, UAB’s for Cities. The County will give serious considerations to city concerns as part of the land use process. Typically this has	No change needed

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						traditionally taken the form of the County relying upon city land use planning in such areas. Since such areas are usually agricultural in nature, it makes sense for the County to have primary jurisdiction in these areas.	
2	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-4.4 (Planning in UDBs)	We applaud this policy which recognizes that cities alone should be approving development within their UDBs. We support this policy and recommend revising the contradictory policy in PF-1.2, which allows the County to approve development within the UDBs of cities. In exchange for not developing these lands prematurely, the County should enter into revenue-sharing agreements with the cities to receive a portion of the funds generated by the eventual development of these areas	Thank you; however, the cities have primary responsibility for planning within UDB's but not total control. PF-1.2, Location of Urban Development, is not contradictory - it prohibits County approved development within city UDB's unless the City rejects annexation or annexation is not feasible. See response to comment PF-4.1 (2) relating to revenue sharing.	No changes needed
PF-4.5 (Spheres of Influence)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.5 (Spheres of Influence)	Under PF-4.5, the city strongly believes that any reference to Sphere of Influences be deleted entirely or the policy revised to reflect the cities' UAB or PAB (Planning Area Boundary).	Reject. This policy reflects existing LAFCO practice and policy and recognizes the long held principles that SOIs and UDB's should be the same and reflect 20 year growth boundaries.	No change needed
PF-4.6 (Orderly Expansion of City Boundaries)							
1	JAN	L	G. Schwaller	PF-4.6 (Orderly Expansion of City Boundaries)	"The County shall <i>ensure</i> orderly outward expansion . . . by <i>approving only</i> those . . . proposals . . . after documenting rigorous and successful implementation of an infill . . . program and <i>minimal</i>	Agree in concept as proposed in response to comment PF-2.2 (5) relating to this policy a different	No change needed

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	14				conversion of . . . agricultural lands (<i>no more than 10 acres</i>). Next paragraph: “Emphasis shall be placed upon <i>guaranteed provision and maintenance</i> of urban services . . .”	standard is proposed. While the word guaranteed is too strong. LAFCO’s municipal services reviews are a reliable source of information. The words, “...as reflected in LAFCO’s municipal service reviews...” will be added after “...within the next 20 years...”.	Policy Report revised 06/09/07
2	JAN 9	L	Mark Kielty, City of Tulare	PF-4.6 (Orderly Expansion of City Boundaries)	Under PF-4.6, the policy needs to be revised to state that in review of a city General Plan update, cities should take into consideration infill and agricultural lands in adopting growth boundary lines. A city’s General Plan within updated growth boundary lines has already documented these concerns. This policy asks for duplication of effort which adds little to the way of policy analysis.	We do not feel that this is a duplication of effort because all it calls for is a demonstration that the city has considered infill before expanding it’s UDB. Without that demonstration how can the County approve the expansion?	No change needed
3	JAN 9	L	Mark Kielty, City of Tulare	PF-4.6 (Orderly Expansion of City Boundaries)	The second paragraph under PF-4.6, the policy, as written, seems to suggest that a city would/should file a general plan amendment to amend the UAB and/or UDB. We assume that the reference is for the county adopted UAB and UDB for a city. Our question is why the cities would wish to do this process, particularly in light that they have already adopted new growth boundary lines. As previously indicated the reference should be 20-30 years.	This policy does not read as you state - instead it calls upon the City to take responsibility to recommend the change to the Board of Supervisors, which would then initiate appropriate changes to the County General Plan as warranted. If the cities want the County to follow their lead, then there is a benefit to the City in having the County adopt their General Plan. This process is clarified in Implementation Measure 13C, as follows: “The County will work with the cities to develop a streamlined process for adoption of City General Plan updates and revisions.”	No change needed No change needed Policy Report revised 06/09/07

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						Please see response to comment PF-4.6 (1) for 20-30 year comment.	No change needed
4	OCT 18	L	American Farmland Trust	PF-4.6 (Orderly Expansion of City Boundaries)	How could a city demonstrate such good faith, if it has made little or no attempt to increase the efficiency of development, which is the ultimate determinant of how much ag land will be converted?	Agree. PF-4.6 will be changed as follows: "...to implement programs for infill development and/or increased efficiency of development and minimize conversion of agricultural lands."	Policy Report revised 06/09/07
PF-4.7 (Avoiding Isolating Unincorporated Areas)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-4.7 (Avoiding Isolating Unincorporated Areas)	<p>The area of East Porterville is a classic example of an area that should be annexed into the City of Porterville. It currently forms a peninsula inside of the otherwise regular boundary of the City. It is currently extremely low income, has very little basic urban infrastructure, and has some of the most polluted groundwater in the County.</p> <p>Unfortunately, because of poor County planning processes in the past, the homes in that area each have private wells, most of which likely have high nitrate levels. Additionally, residents we have spoken with have complained of non-existent sidewalks, poor street lighting, and flooding problems due to poor drainage and street construction.</p> <p>Unfortunately, East Porterville is listed as a Community but has no Community Plan or UDB map. Additionally it does not seem to be within the Porterville Sphere of Influence based on the maps provided in this draft. How will this plan allow the needs of this community to be addressed if there is no ability to create a Community Plan, nor any indication that it is included in the City's General Plan process?</p> <p>In a different caste, Tooleville, a small area approximately .5 miles East of Exeter, is not listed as a Hamlet or Community. However, it does include approximately 100 residents with its</p>	<p>Agree that the area should be annexed into Porterville, if there is citizen support for it, and the city agrees.</p> <p>Most of East Porterville was developed before planning was established in Tulare County (pre-1947).</p> <p>Thank you for drawing the mapping error to our attention. East Porterville is located inside the Porterville UAB and it will be corrected on the map. However, both East Porterville and Patterson Tract are incorrectly shown as communities as they are within City UAB's. This will be changed on Figure 2.2-1. East Porterville has its own UDB within the Porterville</p>	<p>No change needed</p> <p>No change needed</p> <p>The map will be revised</p>

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					own mutual water system. While there is farmland in between Tooleville and the City of Exeter, the sustainable solution for meeting the domestic water needs of Tooleville will likely be to connect with the City of Exeter. Given the urban development quality of this area and the proximity to Exeter, it seems appropriate to encourage annexation, even if it means creating an irregular border to the City of Exeter in order to avoid the prime farmland in between. The County should amend this policy to encourage such a beneficial annexation, even if it makes irregular boundaries, since it would help meet the goal of providing adequate water and waster water infrastructure to existing populations and preserve prime agricultural land.	<p>UAB and its own planning document. The City of Porterville has included East Porterville in its Draft General Plan Diagram, and in conversations with LAFCo Executive Officer, it appears very likely that East Porterville will be placed within the City of Porterville SOI at the next update.</p> <p>Tuleville also is located inside an UAB, however does not have its own UDB or planning document. There was a proposal to connect Tuleville with Exeter, but the Exeter Council could not provide services. The County would like to encourage annexation but it would create the problem of irregular boundaries and would be difficult without the consent of intervening landowners, annexation would be problematic. However, nothing would prevent the County and City from entering into a Joint Powers Agreement for services.</p>	No change needed
2	JAN 9	L	Mark Kielty, City of Tulare	PF-4.7 (Avoiding Isolating Unincorporated Areas)	Under PF-4.7, this policy seems very one-sided, as the policy suggests that cities be placed in the position of taking over rural residential areas with deficit infrastructure. The better policy would state that the county will assist the city in establishing assessment districts as a part of annexing unincorporated residential areas.	This policy puts into writing what has been unwritten County policy. Agree in principle, but Proposition 218 voting requirements make this prohibitive. If in fact the area were a County island, there would be more options available. Implementation Measure 13D will be proposed, as follows, “To the extent possible, the County will assist the city in establishing assessment districts as a part of annexing unincorporated residential	Policy Report revised 06/09/07

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						<p>areas”.</p> <p>The policy will be clarified to change the word “incorporation” to “inclusion” and to add the words “or peninsulas” in the last sentence.</p>	<p>Policy Report revised 06/09/07</p>
PF-4.8 (General Plan Designations within City UDB)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.8 (General Plan Designations within City UDB)	Under PF-4.8, language should be added that development shall occur after annexation or these areas should be designated “urban reserve” with a policy stating that development will occur in accordance with the city’s general plan designation.	PF -1.2, Location of Urban Development, already addresses annexation of proposed development within UDB’s to cities. The Urban Reserve concept has potential but may be better addressed in the framework of individual City plans. An option for the Urban Reserve category is provided in Chapter 5, Land Use, Urban Reserve (UR) designation.	No change needed
PF-4.9 (Updating Land Use Diagram in City UDB)							
1	MAY 7	L	Visalia City Council	PF-4.9 (Updating Land Use Diagram in City UDB)	<p><u>Development of Unincorporated Lands Inside City UABs:</u> The draft plan contains a policy (PF 4.9, page 2-10) that would require the County to update its plan to consider any changes in land use plans of the various cities in the County. However, the County General Plan Update also contains policies that will enable the County to approve development projects on unincorporated lands within city UABs, subject to a finding of consistency with General Plan “objectives” and the requirement that the project meet the development standards of the city in question.</p> <p>This policy is troubling in several ways. First, it is clear that the County is seeking to improve its fiscal position by encouraging</p>	<p>There are several policies that ensure coordinated planning within the urban fringe areas. First, the majority of lands (with few exceptions where previously prepared plans continue to exist) are strictly regulated for agricultural uses.</p> <p>These areas do however remain within the jurisdictional authority of the County, which has an obligation to consider land use proposals.</p>	No change needed

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					<p>development on unincorporated lands, including lands in City UABs. However, this policy may place the City and county at odds regarding development proposals in UABs where developers “shop” the two entities for the best deal or the two agencies compete for desirable, high sales tax land uses. Also, because both the City and County can consider development proposals in City UABs, this policy has potential to cause sprawl due to piecemeal, uncoordinated development and thwart efforts to maintain planned, orderly growth inside City UABs.</p> <p>The current policy of referring development proposals on unincorporated lands in City UABs needs to be maintained so that first preference is given to development occurring as well connected extensions of cities with application of full urban services. This has the benefits of minimizing sprawl, providing efficient land use and traffic circulation patterns and minimizing impacts on ag lands. Further, consistent with the August 10, 2005 letter from Council to the Board of Supervisors, fiscal issues should be dealt with through potential tax sharing agreements for newly annexed areas, and not drive land use decisions.</p>	<p>Total restrictions from development could result in takings and disenfranchise residents. Policy PF-1.2, Location of Urban Development guards against developers shopping one jurisdiction off after another.</p> <p>Existing referral protocols remain in place in Policy PF-4.1, UABs for Cities. In all cases, the city is first given the opportunity to annex.</p> <p>Finally, staff have proposed Implementation Measure 4A in Chapter 4, Agriculture as a means to measure increases in the efficiency of land use throughout the County.</p> <p>Revenue sharing is addressed in Chapter 2, Planning Framework, Policy PF-4.14, which allows for potential tax sharing agreements in newly annexed areas.</p>	
2	July 13, 2007	-	Staff	PF-4.9 (Updating Land Use Diagram in City UDBs)	This policy has been modified for clarification.		Policy Report revised 07/13/07
PF-4.11 (Transition to Agricultural Use)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF-4.11 (Transition to Agricultural Use)	Buffer zones on the urban edge are encouraged here for cities, why not for communities and hamlets? This is important to ensure that all residents are protected from conflicting land uses and there are reduced risks of pesticide drift and other dangerously incompatible land uses.	Agree. See AG-1.11, Agricultural Buffers, as revised.	No further changes needed

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					Implementation measure 12 should be developed into a County Ordinance and put directly into a General Plan Policy.	This Imp. Measure applies to compatibility of land uses within hamlets. The Mixed Use land use designation in Chapter 5, Land Use, addresses this and implementation will be through the Zoning Ordinance.	
PF-4.13 (Coordination with Cities on Development Proposals)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-4.13 (Coordination with Cities on Development Proposals)	Under PF-4.13, without a commitment to changing relevant ordinances and procedures, these kinds of policies are often neglected. An implementation measure which would identify relevant zoning, subdivision, building and public works ordinances to require referral notification and action should be required.	This policy is intended to apply to discretionary actions, not ministerial actions, such as building permits. Therefore this will be clarified in the policy. Under State Law, mechanisms for coordination are already in place and utilized.	Policy Report revised 06/09/07
New Policy PF-4.16 (Coordination with Cities in Adjacent Counties)							
1	June 21, 2007	-	Staff	PF-4.16 (Coordination with Cities in Adjacent Counties)	Add 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 Urban Development Boundaries of adjacent cities in adjacent counties, except Policy PF-4.4.”		Policy Report revised 06/21/07
Section 2.5 (New Towns)							
1	JAN 12	L	Carole and Peter Clum	2.5 New Towns	To provide for the orderly expansion of the county to meet the social and economic needs of <u>current</u> residents, we need to direct 90% of future growth into existing cities and communities as urban infill and brownfield development in dense mixes use	Opinion noted.	No changes needed

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					<p>neighborhoods whenever possible. What our current residents need is low income and moderate income housing in areas with existing infrastructure. THERE SHOULD BE NO NEW TOWNS. They cause a loss of agricultural land and a deterioration of air quality resulting from the transit of diesel powered construction vehicles, commuting residents and poor workers in gross polluting vehicles who clean the houses, mow the lawns, run the resort, maintain the golf courses, etc. of an upper income active retirement community/resort/commercial zone in a far-flung foothill community.</p> <p>We want to preserve agricultural land, the county’s rural character, open space, and the natural beauty of our foothills.</p> <p>It is the duty of government to protect and promote the interests of all its citizens, not just big agriculture, mega dairies, big developers, and big landowners.</p>	<p>This comment appears to be directed at a specific project, not the General Plan. Policy prohibiting new towns is problematic on its face and probably illegal as it could make it impossible to provide for the housing needs for all segments of the county.</p> <p>Agreed</p> <p>Agreed</p>	
Goal PF-5							
1	FEB 13	L	Center on Race, Poverty and The Environment	PF-5	<p>This goal and the subsequent policies should be removed from the General Plan. Including such a vague and unenforceable policy within the General Plan subverts all the other goals and policies of the General Plan from preservation of agricultural land to the equitable division of resources. It will take resources away from existing communities and transfer them to outlying areas, encouraging sprawl. At the very least, the County should be required to make rigorous findings when approving New Town Developments such as the need for the new town based on infill of existing cities, communities, and hamlets.</p>	<p>Policy PF-5.1, New Towns is an existing County policy. The proposed policy adds more safeguards to the existing policy. For example, Part 1 of PF5-2 indicates that projects must have a fiscally neutral or positive impact of the County.</p> <p>Reject. The need for new towns should not be a function of development of cities and towns where virtually any growth converts important agricultural land.</p> <p>Bullet 12 will be added to PF-5.2, stating that new towns should not</p>	<p>No change needed</p> <p>No change needed</p> <p>Policy Report revised 06/09/07</p>

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						cause any conversion of Prime Farmland if Farmland of Statewide Importance or lesser quality is available and suitable for development.	
2	JAN 14	L	G. Schwaller	PF-5	The New Towns policy should be unnecessary because the New Towns concept flies in the face of the previously stated values, framework concepts, guiding principles, policies, and key issues and concerns of the public. If we truly intend to focus new unincorporated growth in the existing cities, communities and hamlets, protect our agricultural resources, enhance and preserve our scenic landscapes, avoid rural residential sprawl, deal effectively with air quality and water supply, transit, circulation, and the provision and maintenance of services, then New Towns have no place in our county. Why are we bringing up New Towns? WHAT are the “circumstances” that could possibly “appear to justify” a New Town? Why do we list all the reasons that would preclude New Towns and then say, “but if we do have one, this is what it will have to do”? Sounds like an invitation and a step-by-step plan for approval: if your New Town won’t cost the County any money and you can get access to water, then you can build it, wherever. Our county already has almost 30 cities, communities, and hamlets in which development can and should occur. We DO NOT NEED OR WANT any New Towns.	See response to comment Goal PF-5 (1)	No change needed
3	FEB 12	L	Sierra Club	PF-5	We do not support leapfrog development due to the extensive negative impacts such development incurs. The New Goal for New Towns (PF-5) allows for leapfrog development that could potentially occur anywhere in the county. New Towns are unnecessary, since the Planning Framework already identifies many areas where growth can be accommodated. New Towns are contradictory to Guiding Principles 1-4. New Towns do not provide the projected housing needs for new growth in the county.	See response to comment Goal PF-5 (1)	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					<p>Recognizing that the county is attempting to deal with a apparent proposals for New Towns, we offer these suggestions:</p> <ul style="list-style-type: none"> - The county should require specific “findings” that prove why a new town is needed. - The criteria for New Towns should be held to a higher standard. - Development in New Towns should be clustered and should be located to prevent encroachment onto riparian, wetland, sensitive, threatened, or similar natural habitat. - Arguments against New Towns are often increased traffic and air pollution due to longer commutes; loss of open space; biological and scenic resources; conversion of working landscapes and agricultural lands to urban use; and increased competition for dwindling water and energy resources. Because of these and many other negative impacts, a Mater Plan for New Towns should be required that includes sustainability. - New Towns should provide sufficient jobs and services so residents do not have to commute to other towns. 		
4	FEB 12	L	Sierra Club	PF-5	<p>Tulare County can become a leader in the Valley by implementing the framework for a Sustainability Master Plan for New Towns. The concept of sustainability is that the natural environment, the social environment, and the economic environment are interrelated and can thrive together. Examples of elements that would be included in a Sustainability Master Plan are:</p> <ul style="list-style-type: none"> - Land use design that utilizes smart growth, mixed-use zoning, transit oriented design, pedestrian-oriented and walkable communities. - Park and open space preservation that provide for natural areas, nature centers, creek corridors and trails, community parks, green areas and urban farms. - Community lighting that balances the need for lighting for visibility, safety, and walkability versus the need for 	<p>Every one of the policies of the General Plan will apply to any new town – See Goal PF-5. With the exception of urban farms, each one of your comments is addressed within the General Plan Goals, policies and implementation measures. It is unclear what an urban farm actually is? Do you mean community or co-operative gardens? Such facilities do not require land use regulation at the General Plan level.</p>	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					“Dark Skies” <ul style="list-style-type: none"> - Building design that utilized recycled building materials and LEED green building principles. - Transportation choices that encourage alternative transportation. - Energy conservation and alternative sources that utilize energy efficient buildings, water conservation, wind and solar energy. 		
PF-5.1 (New Towns)							
1	MAY 7	L	Visalia City Council	PF-5.1 (New Towns)	Given the availability of land in existing UABs to accommodate future growth, the City opposes development of new towns.	See response to comment Section 2.5 (1)	No change needed
2	MAY 7	L	Visalia City Council	PF-5.1 (New Towns)	<u>Consideration of New Towns:</u> New towns create concerns regarding loss of ag lands, regional sprawl, water demands, environmental impacts and other issues. Based on County staff/consultant team analysis of development capacity of existing UABs attached to this report, there is no demonstrated need to establish new communities in Tulare County. Therefore, the City Council strongly recommends that the County not consider new town proposals.	As noted, there are ample lands designated, primarily on Prime Farmland, for city expansion. Any such restriction on the County’s review of development proposals should also apply to cities. However, some Tulare County cities show a great appetite for agricultural land consumption. Amendments to Policies PF-2.2, Modification of Community UDB; PF-3.2, Modification of HDB-Hamlet; PF-4.6, Orderly Expansion of City Boundaries; and PF-5.2, Criteria for New Towns each contain a new provision that development should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
3	JAN 14	L	G. Schwaller	PF-5.1 (New Towns)	“The development of new communities <i>shall be prohibited whenever community development is proposed</i> away from established urban centers.”	See response to comment Section 2.5 (1)	No change needed
4	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-5.1 (New Towns)	<p>The provision of policies to build new towns is neither needed nor justified in this General Plan. Between the cities, communities and hamlets, there is more than enough land to accommodate 50 years worth of growth at current densities (American Farmland Trust: <i>Central Valley Farmland at the Tipping Point?</i> www.farmland.org). This policy fundamentally undermines the Guiding Principles and other policies within the Planning Framework which emphasize directing growth into existing communities.</p> <p>This policy forces Tulare County’s cities, hamlets and communities to compete with undeveloped land for investment dollars. Infill development is inherently more challenging for developers, due to land ownership patterns, infrastructure issues, and the presence of surrounding development. At the same time, infill development is exponentially more rewarding for communities by helping to revitalize older downtowns, improve property values, attract good-paying jobs, and bring much-needed revenue to improve aging infrastructure. In the long term, infill is often more rewarding for developers too, by increasing property values at faster rates, making the community more desirable, and fostering additional investment.</p> <p>By setting up this paradigm of inviting new town development, Tulare County is putting its communities at a competitive disadvantage and jeopardizing their chances of getting the investment they desperately need. This policy will also invite sprawl; worsen air quality; increase traffic problems; accelerate loss of agricultural lands, wildlife habitat, open space, and scenic views; and result in higher costs and greater inefficiencies because of failure to utilize existing services, facilities, and infrastructure – to the detriment of the quality of life of all Tulare County residents.</p>	<p>Disagree. The first sentence of PF 5.1 states that the development of new communities should be discouraged. PF-5.2, Criteria for New Towns, adds additional protections. Cities, Hamlets and Communities have flexibility for expansion because they have existing infrastructure to facilitate growth.</p> <p>We disagree because PF-1.2, Location of Urban Development allocates growth to other areas outside of existing Communities. There are a broad range of land developers who build marked niches for land development and therefore there is likely to be little overlap in their interest areas. We agree that infill development is rewarding for communities and we have policies to facilitate it. For instance, the establishment of HDB’s is specifically meant to facilitate infill.</p> <p>Disagree, for reasons stated above. All development raises these challenges; they are not unique to new towns. CEQA applies to virtually everything.</p>	<p>No change needed</p> <p>No change needed</p> <p>No change needed</p>

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					<p>We recommend that this language be removed altogether, or modified substantially to raise the bar on new town development. Our preference is for the language to be removed completely, as there is simply NO NEED for new towns. This desire matches closely with the results of the county’s outreach to citizens throughout the General Plan Update process to date. If the county insists on ignoring the wishes of its citizens, then at the very least the criteria for circumventing the will of the people should be set quite high.</p> <p>In our letter on the Notice of Preparation dated May 25, 2006, we detailed a number of criteria which should be included in this section. We repeat those criteria here.</p>	<p>This policy has been in place since 1964. In approximately 1969 the Boise Cascade new town was proposed but was never built. We are adding a safeguard to ensure quality development: A new Bullet 1 will require that new towns be planned communities.</p> <p>Comment noted.</p>	<p>Policy Report revised 06/09/07</p> <p>No change needed</p>
5	FEB 13	L	Maya Ricci & Kathleen Seligman	PF-5.1 (New Towns)	<p>The Draft Plan is not a ‘city-centered’ growth plan, and needs to be.</p> <ol style="list-style-type: none"> 1. New towns should be prohibited unless economic, local demographic need, and infrastructure support can justify development. 2. New Town’ criteria leaves no clear direction for development and hence no measurable objectives and enforcement implementations. 3. A designation of potential geographical locations allowable in the county should be predetermined. 	See response to comment Section 2.5 (1)	Not yet reviewed.
PF-5.2 (Criteria for New Towns)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	PF-5.2 (Criteria for New Towns)	<p><i>The County shall not approve any new town development until all of the following findings are made:</i></p> <ul style="list-style-type: none"> ▪ <i>Provision of Services: The ability of County to provide fire, sheriff, park and library services at or above existing 2006 levels shall not be compromised by the new town. This determination shall be based on:</i> 	When evaluating new towns, not only criteria set forth in PF-5.2, but all other policies in the General Plan are applicable, as addressed throughout the document. As such, Goal PF-5 will be amended by adding, “...consistent with the goals	Policy Report revised 06/09/07

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					<ol style="list-style-type: none"> 1. <u>Sheriff response time and personnel per capita</u> 2. <u>Fire response time and personnel per capita</u> 3. <u>Library books and floor space per capita</u> 4. <u>County park acres and maintenance personnel per capita</u> 5. <u>Appropriate health care facilities and services</u> <ul style="list-style-type: none"> ▪ <u>Fiscal Condition:</u> <i>The County's fiscal condition is stable and adequate. This determination shall be made based on a five-year economic forecast that projects a balanced budget or surplus budget for each of the five years in the forecast. There must be reasonable certainty that the County's basic fiscal relationship with the state, cities and other government entities will not change dramatically in the next five years.</i> ▪ <u>School Districts:</u> <i>Agreements must be reached with local school districts to ensure that existing schools are not adversely impacted by the new town, by either overcrowding or draining resources from existing schools and individual students.</i> ▪ <u>Traffic:</u> <i>Levels of Service (LOS) throughout the County will remain at LOS C or above, and the County's ability to maintain roads at or above existing levels for the next 20 years shall not be compromised.</i> ▪ <u>Jobs-Housing Balance:</u> <i>In order to preserve and enhance the jobs-housing balance, the County must first add new jobs, demonstrated by the issuance of building permits, to the vicinity of the proposed new town. The number of jobs created relative to the number of new houses should meet or exceed a ratio of 1:1, and the jobs and housing should be matched in terms of affordability, location and transportation.</i> ▪ <u>Housing Needs:</u> <i>The County must demonstrate that needed housing units to be provided by the new town could not feasibly be built in or adjacent to an existing community. This determination should be based on information provided in the County's housing element, as well as the housing elements of the</i> 	<p>and policies of the Tulare County General Plan.”</p> <p>Fiscal neutrality is a requirement of a new town. The Intergovernmental Advisory Committee (IAC) is comprised of all services providers.</p> <p>This has never happened.</p> <p>This is an impossible standard to meet.</p> <p>Any School Districts in whose territory a new town proposal falls will be represented on the IAC.</p> <p>The County LOS standard is D (See Chapter 13, Transportation and Circulation, Policy TC-1.16, County LOS Standards.</p> <p>See Chapter 3, Economic Development, Policy ED-2.8, Jobs/Housing Ratio.</p> <p>Nothing in PF-5 exempts new towns from complying with the Housing Element.</p>	<p>No further changes needed this page</p>

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					<p><i>city or cities within a 30-mile sphere of the proposed new town site.</i></p> <ul style="list-style-type: none"> ▪ <i>Agriculture Master Plan:</i> <i>If the proposed new town will result in the loss of agricultural land, the County must first have adopted and implemented an Agricultural Master Plan to address long-term viability of agriculture in the County. The Master Plan should identify near-term measures to protect ag land from incompatible development; establish mechanisms such as a mitigation program to protect ag land; ongoing programs to ensure the economic viability of local agriculture including local farm-to-market programs, promotion of agro-tourism, and technical assistance.</i> ▪ <i>Water Supply:</i> <i>The County must have an adopted groundwater-monitoring program for all areas that rely upon groundwater. The County must find that water supply for the County is stable and predictable, that groundwater levels and in-stream flows in the area are stable, and that the new town will not result in a net decrease in groundwater supply.</i> ▪ <i>Protection of wildlife and habitats–</i> <i>The new town shall not result in any significant impacts to biological resources including special status species, migratory deer herds, seasonal waterfowl, rare or endemic plant communities, and other known sensitive natural resources.</i> <p>Performance standards for new towns:</p> <p>In addition to the prerequisite conditions described above, PF 5-2 and accompanying implementation measures should also prescribe performance standards that every new town proposal must adhere to.</p> <p>This new provision should read: PF-5x. Performance standards for New Towns. a. Standards. <i>The County shall require all new town proposals to achieve the following performance standards:</i></p>	<p>This is not realistic. It would imply that no new towns could be approved unless no building could occur elsewhere in the county.</p> <p>The County has an Agriculture Element (Chapter 4) in this General Plan update, and the RVLIP applies.</p> <p>See Chapter 11, Water Element.</p> <p>Chapter 8, Environmental Resources Management, Policy ERM-1.1, Protection of Rare and Endangered Species, deals with these issues.</p> <p>In regard to the remainder of the comments related to performance standards, given the fact that PF-5.1 discourages new towns and that all new towns must comply with the General Plan policies, such specific performance standards would be premature and would be more appropriately addressed at a specific plan level. These are good ideas and they will be considered at the</p>	<p>No changes needed this page</p>

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					<ul style="list-style-type: none"> ▪ <u><i>Clustering/Land Use Efficiency: New towns shall cluster development along transportation corridors and already-disturbed areas. To minimize the loss of agricultural land and open space, and create new communities that are walkable and transit-oriented, new towns shall achieve maximum land use efficiency. Development shall be mixed-use, with basic services, retail and appropriate jobs located within or adjacent to residential neighborhoods.</i></u> ▪ <u><i>Smart street design: New towns shall establish a traditional urban grid system of streets to evenly distribute traffic, provide a variety of routes, and encourage a safe pedestrian and bicycle environment. Major thoroughfares shall be designed as multi-modal travel corridors, including sidewalks, bike lanes, and segregated rights-of-way to accommodate rapid transit services (either rail or bus rapid transit).</i></u> ▪ <u><i>Energy-Efficient Buildings: Buildings in new towns shall achieve at least the minimum standards for LEED (Leadership in Energy and Environmental design) certification.</i></u> ▪ <u><i>Mitigation for loss of agricultural lands: New towns which will result in the loss of agricultural land shall mitigate for that loss by permanently protecting at least one acre of equivalent ag land for every acre lost. Mitigation areas shall be located within the County, as close to the project site as possible, and in areas where continued agricultural production is feasible.</i></u> (Many counties, including Alameda, Stanislaus, El Dorado and Yolo, and cities including Livermore and Davis have adopted policies that require one-for-one mitigation and/or in-lieu fees) 	<p>specific plan level.</p>	<p>No changes needed this page</p>

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					<ul style="list-style-type: none"> <li data-bbox="709 248 1171 402">▪ <u>Affordable Housing:</u> <i>Housing in new towns shall meet the County's demonstrated need in terms of affordability. This finding of demonstrated need shall be based upon data from a housing element certified by California Department of Housing and Community Development (HCD).</i> <li data-bbox="709 435 1171 638">▪ <u>Air quality protection:</u> <i>New town developments must adopt every feasible mitigation measure that will reduce emissions, with a particular emphasis on reducing daily car trips. A minimum of 50% of daily trips within and originating in the new town must be accomplished by alternative transportation (see section on alternative transportation).</i> <li data-bbox="709 670 1171 1027">▪ <u>Alternative Transportation:</u> <i>To meet air quality goals, reduce traffic, and improve community livability, health and safety, all new towns shall be designed to maximize use of alternative transportation modes such as walking, bicycling and transit. No less than 50% of daily trips within and originating in new towns shall be accomplished by alternative transportation. Funding for alternative transportation shall include not only infrastructure costs for establishing new transit, carpool and bike/pedestrian facilities, but shall also include ongoing funding for operations, maintenance and monitoring. Neighborhoods shall be designed to cluster jobs, retail, services and higher-density housing within walking distance of multi-modal transit "nodes."</i> <li data-bbox="709 1060 1171 1222">▪ <u>Water Quality Protection and Monitoring:</u> <i>Every new town shall be required to establish a specific and comprehensive water quality management and monitoring plan. Development shall use surface stormwater collection systems, including swales, detention ponds and energy dissipaters to slow runoff and improve stormwater quality. Other BMPs shall be incorporated</i> 		<p>No changes needed this page</p>

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					<p><i>into project design to further enhance the removal of pollutants from runoff. Regular and ongoing monitoring of groundwater levels and contaminants shall be undertaken to ensure that no adverse impacts are occurring.</i></p> <ul style="list-style-type: none"> ▪ <i>Protection of wildlife, fish and plants:</i> <i>The efficacy of habitat protection and restoration measures to mitigate impacts on wildlife, fish and plants shall be measured on an ongoing basis to ensure no changes to distribution or abundance of affected species.</i> ▪ <i>Open Space Protection and Restoration:</i> <i>New town development shall permanently protect and restore, if necessary, environmentally sensitive areas including riparian woodlands, oak woodlands, floodplains, steep slopes (30 percent or greater), unstable geology, significant archeological/historical sites, wildlife habitats and scenic vistas, as well as buffer zones of adequate size to ensure that the integrity of protected areas is maintained at or above existing levels.</i> <p>c. <i>Enforcement:</i> <i>The County shall ensure achievement of the performance standards through ongoing monitoring. The granting of PD permits and other project permits for subsequent phases of development shall be contingent upon the achievement of these performance standards. The monitoring shall be performed by the County or consultants hired for that purpose, and the cost of that monitoring shall be paid for by the project proponent.</i></p>		
2	JAN 14	L	G. Schwaller	PF-5.2 (Criteria for New Towns)	<p>The New Towns policy should be unnecessary because the New Towns concept flies in the face of the previously stated values, framework concepts, guiding principles, policies, and key issues and concerns of the public. If we truly intend to focus new unincorporated growth in the existing cities, communities and hamlets, protect our agricultural resources, enhance and preserve our scenic landscapes, avoid rural residential sprawl, deal effectively with air quality and water</p>	<p>See response to comment Section 2.5 (1) and the revised Goal Statement for PF-5.</p> <p>There are numerous criteria that must be met to build a new town. Every policy in the General Plan applies to new towns.</p>	No change needed

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					supply, transit, circulation, and the provision and maintenance of services, then New Towns have no place in our county. Why are we bringing up New Towns? WHAT are the “circumstances” that could possibly “appear to justify” a New Town? Why do we list all the reasons that would preclude New Towns and then say, “but if we do have one, this is what it will have to do”? Sounds like an invitation and a step-by-step plan for approval: if your New Town won’t cost the County any money and you can get access to water, then you can build it, wherever. Our county already has almost 30 cities, communities, and hamlets in which development can and should occur. We DO NOT NEED OR WANT any New Towns.		
3	JAN 14	L	G. Schwaller	PF-5.2 (Criteria for New Towns)	1. Why does this criterion specify only <u>fiscally</u> neutral or positive, as if money is the primary, if not the only, consideration. What about neutral or positive in impact on air quality, open space, agricultural land, scenic values, transportation, water supply, rural sprawl, etc.?	Fiscal neutrality is one of many criteria. Every policy in the General Plan applies to new towns.	No change needed
4	DEC 12	L	John Austin	PF-5.2 (Criteria for New Towns)	New towns increase wildland firefighting costs in at least three ways: (1) the cost of suppressing fires that begin in the community, (2) the cost of reducing fuels and creating fire breaks on public lands adjacent to the community, and (3) the cost of protecting the community from fires that begin elsewhere. Policy PF-5.2 (page 1-1 of Component A) requires that any new town have a fiscally neutral impact on the county and special districts impacted by the project. Does this revenue calculation include the cost to the county, CDF, and others of preparing for and fighting wildland fires?	If the town is located in a fire sensitive area this is true. Yes, if there are costs to those entities.	No change needed
5	JAN 11	L	Craig Axtell, United States Department of the Interior	PF-5.2 (Criteria for New Towns)	New towns increase wildland firefighting costs in at least three ways: 1) the cost of suppressing fires that begin in the community, 2) the cost of reducing fuels and creating fire breaks on public lands adjacent to the community, and 3) the cost of protecting the community from fires that begin elsewhere.	The CDF Fire Chief will be listed as a participant on the Intergovernmental Advisory Committee.	No change needed

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					Planning framework policy PF-5.2 requires that any new town have a fiscally neutral impact on the county and special districts impacted by the project. In addition to the county and special districts, the revenue costs should include the costs to those agencies that have to deal with preventing and suppressing wildland fire. We also recommend that the CDF fire chief for the county be listed as a participant on the Intergovernmental Advisory Committee whenever a new town ins being proposed in the wildland urban interface.		
6	OCT 18	L	American Farmland Trust	PF-5.2 (Criteria for New Towns)	The policy makes sense, but it omits policy considerations that would minimize ag land conversion. Specifically, new town criteria should require that they avoid the most productive ag lands and build out an average efficiency that is, say, double the current countywide average (about 12 people per gross acre). Even higher efficiency should be required for any new town on prime or statewide important farmland. New towns would present an ideal opportunity to adopt a mitigation fee structure that reinforces efficiency, perhaps as a pilot for broader application.	See new Bullet 12 in Chapter 2, Planning Framework, Policy PF-5.2, Criteria for New Towns. The County will work with TCAG to address agricultural land conversions as set forth in Chapter 4, Agriculture, Implementation Measure 4A.	No change needed
7	Mar. 27, 2007	-	Agricultural Advisory Committee	PF-5.2 (Criteria for New Towns)	Jim Sullins indicated that rangeland growth presents an issues as well as Valley growth as rangelands are a viable part of Tulare County agriculture.	Comment noted.	No change needed
PF-6.3 (Consultation on Annexation Proposals)							
1	MAY 7	L	Visalia City Council	PF-6.3 (Consultation on Annexation Proposals)	The Draft Plan should maintain the current policy of County referral of development proposals on unincorporated lands inside city UAB's to affected cities for consideration of annexation.	The policies that you are looking for are Policy PF-1.2, Location of Urban Development and Policy PF-4.1, UAB's for Cities.	No change needed

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2	JAN 9	L	Mark Kielty, City of Tulare	PF-6.3 (Consultation on Annexation Proposals)	<p>Under PF-6.3, this policy should eliminate the reference to Sphere of Influence, as SOI determinations are a LAFCO function, not a county function. Past practice has been to encourage cities to negotiate with the county prior to amending growth boundary lines. This former policy has led to time consuming delays and disagreements over development standards. We believe the better policy is already in place when the CEQA review takes place. The CEQA review process in almost all cases is significantly earlier than the minimum 30 day notice requirement under State law.</p> <p>We suggest that the policy should be worded as, “the county shall provide comments on annexations and boundary amendments during the CEQA review process, describing any procedural change to keep the county general plan current.”</p>	<p>Early consultation between the City and County on the SOI is required by the Cortese-Knox-Hertzberg Act, §56425. This could be used as a forum for resolving concerns before commencing the CEQA process and avoiding delays later on.</p> <p>As a general rule LAFCO, not the County, is consulted on CEQA documents for city annexations.</p>	No changes needed
PF-6.4 (UDBs and Interagency Coordination)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF-6.4 (UDBs and Interagency Coordination)	<p>Under PF-6.4, we suggest that the UAB or Planning Area Boundary (PAB) be used instead of the UAB. In city planning, development of infrastructure master plans needs to cover the larger area as evidenced by the UAB/PAB. In planning for future development the commitment from developers, landowners and other public agencies often extends well beyond the UDB.</p>	<p>Cities are free to use larger UABs if appropriate; however, UABs do not exist for Hamlets and Communities.</p>	No change needed
New Policy PF-6.6 (Coordination of Private Development on Public Land)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	PF-6.6 (Coordination of Private Development on Public Land)	<p>Land use approvals for federal lands are not required to come through the county. However, we recognize that the county’s permitting and inspection staff have specialized expertise in the areas of health and safety. The National Park Service and U.S. Forest Service have a history of cooperating with adjacent counties in the management of private development (e.g.,</p>	<p>Agree. Policy PF-6.6, Coordination of Private Development on Public Land will be added as follows, “The County will work cooperatively with state and federal agencies to coordinate private development on public lands.”</p>	<p>Policy Report revised 06/13/07</p>

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					buildings, waters systems, dams) on federal lands. After a federal agency has permitted a particular use the agency may require the permittee to go through the county’s permitting and inspection process. In recognition of this working relationship, we recommend that a new “Coordination of Private Development on Public Land” policy be added to the Planning Framework Element. Under that policy, the county would work cooperatively with state and federal land managers to coordinate private development on public lands.	Implementation Measure 18A will be added as follows, “The County shall exercise its authority over private development on public land as may be provided in MOUs with federal and state agencies.”	Policy Report revised 06/13/07
PF-7.1 (Annual Review)							
1	OCT 18	L	American Farmland Trust	PF-7.1 (Annual Review)	A measure to track the efficiency of development is needed. Calculating the anticipated build-out (in terms of agricultural land converted per capita) under the general plan now under consideration would be a good start. Such a tracking system would provide meaningful information for the annual review called for in the General Plan.	See Chapter 4, Agriculture Implementation Measure 4A.	No change needed
PF-7.2 (Maintaining a Current General Plan)							
1	JAN 14	L	G. Schwaller	PF-7.2 (Maintaining a Current General Plan)	This section should specify that public input will be solicited and responded to on any issues to be addressed as part of an amendment or update.	State law requires this anyway.	No change needed
PF-7.4 (Providing Planning Information)							
1	FEB 14	L	Tulare County Citizens for Responsible	PF-7.4 (Providing Planning Information)	We support this policy, and recommend that the following implementation measure be added to help facilitate public awareness and involvement in Tulare County’s planning processes:	Thank you.	Policy Report revised 07/04/07

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			Growth		<i>Ensure Current Land Use Data to Inform Planning and Public Participation: Consult with the cities, TCAG and other Tulare County agencies to create a shared land use database 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>	Agree. Implementation Measure 22 will be added as follows, “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.”.	
2	JAN 14	L	G. Schwaller	PF (Implementation Measure)	This section should include implementation measures for developer fees, air quality standards attainment, energy- and water-conservation and efficiency (including solar)? Or should these measures be covered elsewhere?	These measures are covered elsewhere: Developer fees: See Chapter 13, Public Facilities and Services Implementation 3; Air quality standards attainment is in Chapter 9, Air Quality, Implementations 3, 6 and 10; Water and energy conservation are addressed in AQ-3.5, Alternative Energy Design, Chapter 11, Water Resources Implementations 17, 18, and 19, and Chapter 5, Land Use in LU-7.15, Energy Conservation.	No change needed
PF (Implementation 1)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PF (Implementation Measure 1)	The County should develop policies to utilize local input into land use plan decisions. Specifically, this should include at the very least: <ul style="list-style-type: none"> - The County should hold meetings in the local community/hamlet in the evening so that residents can participate after work. 	See response to PF-1.9 (1) , PF-2.4 (1) and PF-2.4 (2) . Also, the proposal is not related to self governance, which is purpose of the policy.	No change needed

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					<ul style="list-style-type: none"> - The County should provide adequate notice of meetings in Spanish and English and post them in public areas of unincorporated communities and hamlets (e.g. post office, stores, etc.) - The County should conduct meetings in both English and Spanish if at least 10% of the community/hamlet speaks predominantly Spanish. - That all documents for public review be translated into Spanish if at least 10% of the community/hamlets speak predominantly Spanish. 		
2	FEB 13	L	Center on Race, Poverty and The Environment	PF (Implementation Measure 1)	In order to ensure increased public participation, the County should hold meetings in the evening and provide translation. See comments for PF-3.3.	See response to PF (Implementation 1) (1)	No change needed
PF (New Implementation 2C)							
1	June 21, 2007	-	Staff	PF (Implementation Measure 2C)	Add Implementation Measure 2C for Policies 2.3, UDB and Other Boundaries and 2.4, Community Plans 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.		Policy Report revised 06/21/07
PF (New Implementation 2D)							
1	June 21,	-	Staff	PF (Implementation Measure 2D)	Add Implementation Measure 2C for Policies 2.3, UDB and Other Boundaries and 2.4, Community Plans The County shall give weight to factors including the		Policy Report revised 06/21/07

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	2007				following when evaluating and establishing the priority order for initiating/funding Community Plan updates: <ul style="list-style-type: none"> ▪ A Community Plan update has been initiated but the plan and EIR are not yet complete; ▪ The Community Plan and EIR are needed to help establish a Redevelopment Project Area; ▪ The age of the Community Plan; ▪ 80% of the land within the existing UDB is developed; ▪ Existing or new water and wastewater infrastructure capacity is available with an inadequate supply of designated land to efficiently utilize such capacity; and ▪ A designated community does not yet have a Community Plan. 		
PF (New Implementation 2E)							
1	June 21, 2007	-	Staff	PF (Implementation Measure 2E)	The General Plan Initiation process shall be utilized for establishing private/public collaborative planning partnerships to update Community Plans.		Policy Report revised 06/21/07
PF (Implementation 3)							
1	NOV 18	L	Scott Cochran, TCAG	PF (Implementation Measures 3 and 4)	The County needs to develop standards to be consistent with “smart growth” policies described earlier in the chapter.	Agreed. See Chapter 5, Land Use, Policy LU-1.1, Smart Growth and Healthy Communities, and Implementation Measures 1, 1A, 1B and 1C.	No change needed

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PF (Implementation 8)							
1	JAN 14	L	G. Schwaller	PF (Implementation Measure 8)	What about urban improvements for new residential parcels over 2.5 acres or more than 200 feet of frontage?	Agreed. This Implementation Measure (#8), which is for building permits, will be deleted along with Implementation Measure 5, 6 and 7.	Policy Report revised 06/09/07
PF (Implementation 9)							
1	JAN 14	L	G. Schwaller	PF (Implementation Measure 9)	“The County shall amend . . .as a condition for the issuance of any <i>permit</i> . . .”?	This Implementation Measure will be deleted because the task has already been completed.	Policy Report revised 06/09/07
2	FEB 13	L	Center on Race, Poverty and The Environment	PF (Implementation Measure 9)	This measure exempts developments in rural areas from off-site improvements as conditions of building permits with the possible exception of road pavement. The County should clarify what is meant by rural areas. Are these areas distinct from hamlets and communities? If not, this exemption should be removed given the previous thirty-five years of neglect in these communities. Furthermore, the language of this implementation measures is very vague. The County should explicitly lay out criteria to define “as deemed necessary.” The County should adopt a “fix it first policy” requiring offsite improvements within UDBs and HDBs to ensure existing residents benefit from infrastructure improvements before or at the same time as new development within that area.	The measure applies only to UABs, UDBs, and HDBs but Implementation measures 9 will be deleted because it has already been done.	No change needed
PF (Implementation 10)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF (Implementation Measure 10)	Under implementation measure #10 (p.2-16), the Uniform Improvement Standard Committee was previously tried and found not to be workable. We believe that County ordinances should be changed to require city improvement standards	Agreed. Implementation Measure 10 will be reworded to reflect that, “To the extent possible, the County shall require that developers apply	Policy Report revised 06/09/07

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					wherever possible and require irrevocable offers of dedication for roadways, consistent with the city’s circulation element throughout the UDB.	City improvement standards, and require irrevocable offers of dedication for roadways, consistent with the City’s Circulation Element, whenever a project within a City’s UDB is approved.”	
PF (Implementation 12)							
1	FEB 13	L	Center on Race, Poverty and The Environment	PF (Implementation Measure 12)	The County qualifies this measure “as funding allows.” The County should commit to actively seek funds for upgrades, improvements, and buffer zones for existing communities. The County should support community and hamlet efforts to secure state and federal funding and pursue Community Development Block Grants to implement this measure.	Implementation Measure 12 will be amended by adding, “The County shall continue to support community and hamlet efforts to secure state and federal funding and pursue Community Development Block Grants.” Additionally, Implementation Measure 11A has been added, committing to continued assistance. Improvement upgrades within HDB’s are covered in Chapter 12, Transportation and Circulation, Implementation Measure 4; Chapter 5, Land Use, Implementation Measure 1A; and buffers are covered in Chapter 4, Policy AG-1.11, Agricultural Buffers and Implementation Measure 4B	Policy Report revised 06/21/07 No change needed Policy Report revised 06/25/07
PF (Implementation 13)							
1	JAN	L	Mark Kielty, City	PF (Implementation Measure 13)	Implementation measure #13 (p.2-17) is unworkable as a city’s general plan will govern what densities and zoning will be applied to a parcel or area.	This Implementation measure will be moved to Chapter 5, Land Use. The first sentence of this measure	Policy Report revised 07/08/07

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	9		of Tulare			will become policy LU-3.8: Rural Residential Interface. The remainder of the measure will be used for the Implementation measure (for the new policy. Takeout "...within their spheres of influence". Interface issues between urban development and rural residential areas are a legitimate concern that should be recognized in city general plans.	
PF (Implementation 17)							
1	JAN 14	L	G. Schwaller	PF (Implementation Measure 17)	Access, facilities, and multi-use management should be provided only when not detrimental to the resource being protected for the public.	Comment noted. This is a Federal and State issue, not County.	No change needed
2	JAN 14	L	G. Schwaller	PF (Implementation Measure 17)	"... management of these areas should include: <i>provisions for the continued and improved conservation, preservation, and enhancement of the invaluable and irreplaceable natural resources they are there to protect, provisions for continued and improved access . . .</i> "	See PF (Implementation 17) (1)	No change needed
PF (Implementation 20)							
1	JAN 9	L	Mark Kielty, City of Tulare	PF (Implementation Measure 20)	Implementation measure #20 (p.2-18) should include the subdivision and/or land division ordinance(s) as well.	Agree. See revised Policy PF-7.3, Maintaining Planning Consistency, rewritten to indicate that all planning documents require amendment. Implementation Measure 20 will be revised as follows, "The County shall bring the Zoning and Subdivision Ordinance	Policy Report revised 06/09/07

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						and other county plans into conformity with the goals, policies, and implementation measures of this General Plan.”	
PF (Implementation 21)							
1	July 13, 2007	-	Staff	PF (Implementation Measure 21)	Implementation Measure 21 (Planning Framework) states, “The County shall develop a consolidated capital improvements plan and budget overview to facilitate review and ensure consistency with the General Plan”. This Imp Measure is redundant to the detailed discussion of CIP’s in Chapter 13, Public Facilities and Services and will be deleted.		Policy Report revised 07/13/07
PF (Map Figures)							
1	June 24, 2007	-	Staff	PF (Map Figures - General)	Proposed Boundaries Eliminate all of the Proposed Urban Development Boundaries in Figures 2.2-2 through 2.2-20, except Pixley to catch the airport. Boundaries will be updated during Community Plan Updates.		The map will be revised.
2	NOV 18	L	Scott Cochran, TCAG	PF (Map Figures - General)	Changes to “Development Boundaries” to include parcels on both sides of the railroad tracks within the community. Figures 2.2-5, 2.2-6, 2.2-7, 2.2-13, 2.2-15, 2.2-18, 2.3-2, 2.3-10, 2.3-11, 2.3-13 These changes would further the Principle 1 in B. Prosperity (Land Use)	Reject for now. These properties would be better examined when Regional Growth Corridors are determined or as part of a Community Plan project.	No change needed
3	JAN 16	L	Laurel Firestone, Community Water Center	PF (Map Figures - General)	Overall the goals of the planning framework look good. However, the overall framework does not address how the County will address the basic infrastructure needs of urban areas that are just outside of Incorporated Cities, but are not	This is incorporated in Chapter 13, Public Facilities and Services, Policy PFS-1.5. The title of Policy PFS-1.1, Existing	Policy Report revised 06/24/07

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					themselves communities or hamlets, i.e. East Porterville, Tooleville, etc.	Communities will be changed to Existing Development.	
4	June 24, 2007	-	Staff	PF (Map Figures - General)	Unaddressed Board Item from 08/08/06 Some of the communities should be hamlets and vice versa. In particular, London could be a hamlet and Sultana might now be considered for a community.	Sultana will be added as a community as it has a CSD, a town center and water system. Sewer is from Cutler/Orosi. London already has an urban boundary, CSD, water and sewer system but no Community Plan.	It will be determined if London is a community; if so, the map will be revised.
5	June 24, 2007	-	Staff	PF (Map Figures - Communities)	Figure 2.2-1 on Page 2-5 needs to be changed to remove Patterson Tract and East Porterville.		The map will be revised.
6	JAN 17	L	Strathmore Improvement District	PF (Map Figures - Communities)	Recommend changes to the Strathmore boundary as indicated in Attachment A of their packet to allow the necessary expansion of Strathmore.	These proposed boundaries will be added to the candidate boundaries in Figure 2.2-15 .	The map will be revised.
7	JAN 17	L	Strathmore Union Elementary	PF (Map Figures - Communities)	Consider the location of the new school site in Strathmore when developing the Strathmore boundaries. Recommended changes to the Strathmore boundary as indicated in attachment B of their packet.	These proposed boundaries will be added to the candidate boundaries in Figure 2.2-15 .	The map will be revised.
8	FEB 14 – MAR 28	M	Commissioner Whitlach	PF (Map Figures - Hamlets)	Commissioner Whitlach suggested that we don't want to discourage developers from putting together a master plan in these smaller hamlets.	Policies PF-3.2, Modification of HDB – Hamlet, and PF-3.3, Hamlet Plans address this issue.	No change needed
9	FEB 14 – MAR 28	M	Commissioner Elliot	PF (Map Figures - Hamlets)	Commissioner Elliot questioned whether E. Tulare Villa, which is quite dense, should be a hamlet as it is near the new school and makes sense because it can have services from city.	Tulare Villa is too far away from the City of Tulare to be incorporated but could be considered during review of the City of Tulare's General Plan.	No change needed

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10	JAN 9	L	Mark Kielty, City of Tulare	PF (Map Figures - Hamlets)	Criteria for a hamlet is listed, however there is no corresponding designation for the Matheny tract, south of Tulare. In addition, you have provided a hamlet designation for the “E. Tulare villa” and expansion thereof. However we fail to see how the “ E. Tulare villa” designation is consistent with the criteria proposed for establishing a hamlet.	Matheny Tract is within the Tulare UAB, therefore it is not designated as a hamlet. Hamlets will not be designated within UABs.	No change needed
11	JAN 19	L	Allensworth Community Services District	PF (Map Figures - Hamlets)	Recommended changes to the Allensworth HDB. (See provided map)	These parcels will be added on Figure 2.3-2 . However, any expansion of the Allensworth CSD boundaries requires annexation through LAFCo.	The map will be revised.
12	June 24, 2007	-	Staff	PF (Map Figures - Hamlets)	Figure 2.3-3 , the word Hamlet is spelled incorrectly.		The map will be revised.
13	FEB 16	L	Machado Family, Storm Family, & Soto Family	PF (Map Figures - Hamlets)	<p>Recommends changes to the Waukena Hamlet boundaries. They own parcels bordering eastern hamlet boundary of Waukena. Requesting that the parcels be included in the hamlet because they are a logical expansion. The APN’s do not meet minimum acreage requirement for enrollment in the Williamson Act and all parties involved have Non-Renewal Notices filed, with the intent of filing for cancellation if the hamlet is expanded to include their properties.</p> <p>The APN’s were part of the original township map of Waukena and still exist on county maps today. Due to a lot line adjustment and road abandonment, lots 59-63 have extended to Highway 137, giving road access to all lots while making better use of the Railroad property that would have been unable to be built upon.</p> <p>The previous owner of the land owned thirty acres on the east side of Curti Road. He sold that land to a neighboring dairy a number of years ago, along with the well that was used to irrigate their 15 acres. The property was left without a way to irrigate. What is currently unproductive land can be used as it was originally intended, as rural home sites. With the lot line</p>	Agree, if these parcels are part of the original townsite, and if the parties have filed for non-renewals of their Williamson Act contracts, they will be added on Figure 2.3-12 .	The map will be revised.

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					<p>adjustments, the lots were made larger, each having more that enough room for a large house, well, and septic system. Providing more homesites will add stability to the community by boosting enrollment at Waukena School, as well as providing tax dollars.</p> <p>Mr. Machado and Mr. Soto grew up in Waukena and currently reside there with their families. Both serve on the Waukena school board and are active in the community. They believe that adding APNs 225-050-005, -003, and -010 would strengthen the community.</p>		
14	June 24, 2007	-	Staff	PF (Map Figures - Cities)	Figure 2.5-6, Check for a UDB around the Porterville airport.		The map will be revised.
15	JAN 9	L	Mark Kielty, City of Tulare	PF (Map Figures - Cities)	The City of Tulare map, figure 2.5-7, is several years out of date and should be updated to reflect current city boundaries.	Agree. County will update Figure 2.5-7 after the city completes its general plan update.	No change needed
16	FEB 14 – MAR 28	M	Staff	PF (Map Figures - Cities)	George Finney indicated that the SOI for Tulare needs to be updated.	Figure 2.5-7 will be changed to reflect the City of Tulare’s current SOI.	The map will be revised.
17	June 24, 2007	-	Staff	PF (Map Figures - Cities)	Figure 2.5-8, Patterson Tract is inside the UAB and the Visalia boundary around Goshen seems off.		The map will be revised.
B. Prosperity (Page B-1)							
1	JAN 14	L	G. Schwaller	B. Prosperity (pg. B-1)	CRUCIAL to the County’s prosperity is the preservation and conservation of good water and soil and consistent and effective actions to improve air quality.	Agreed. Policies in Chapter 8, Environmental Resources Management, Chapter 9, Air Quality and Chapter 11, Water Resources help attain this goal.	No change needed

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2	JAN 14	L	G. Schwaller	B. Prosperity (Concept 3: Land Use, pg B-1)	Natural resource lands are not just agriculture and open space, but also viewsheds, wildlife habitat, waterways, riparian zones, groundwater recharge areas, significant cultural and historical spots, etc. The concept says we'll preserve them. We need to actually do this, by establishing permanent agricultural and open space preserves. This is critical for quality of life.	The term open space includes habitat, waterways, etc. Individual Williamson Act contracts and the RVLVP help preserve agriculture and open space within the County. The permanent aspect is a voluntary action by individual landowners.	No change needed
B. Prosperity (Page B-2)							
1	JAN 9	L	Mark Kielty, City of Tulare	B. Prosperity (Ag Principle 2: Maintain Separators, pg B-2)	Principle 2: Maintain Separators. It has been consistently discussed throughout public workshops and TAC meetings about the need to protect city growth boundaries. Should cities decide on program of separation or conservation easements between urban areas, then those concepts will be reflected in a city's general plan. The proposed policy is open-ended and subject to interpretation with several different meanings. The better policy would be to require the county to minimize land divisions, parcel size variances and contractor storage yards within UAB/PAB, so as to allow for the future potential of separators.	The principle is open ended because it is meant to outline the basic policies covered in the document. The plan has policies on encouraging compact development: see Chapter 5, Land Use, Policy LU-1.4, Compact Development; and limitations on agricultural parcel splits: see Policy LU-2.2, Agricultural Parcel Splits. In Chapter 7, Scenic Landscapes, Policy SL 3-2, Urban Expansion – Edges, specifically states that the county shall maintain rural separators between cities. Figure 7.3-1 indicates where these separators are located.	No change needed
2	JAN 17	L	Del Strange	B. Prosperity (Land Use Principle 2: Urban-Rural Interface and 4: Rural Separators, Pg B-2)	Policy should read: "Protect <u>and enhance the county's</u> agricultural uses, <u>natural and cultural resources</u> , and scenic natural lands from urban encroachment."	This principle is meant to address certain aspects of the Land Use Element. The principles are meant to be basic ideas that provide a glimpse of what the policies will contain. These suggestions will be addressed elsewhere in the plan.	No change needed

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3	JAN 14	L	G. Schwaller	B. Prosperity (Land Use Principle 2: Urban-Rural Interface and 4: Rural Separators, Pg B-2)	These valuable agricultural and scenic natural lands must include riparian areas, watercourses, water sources, natural drainages, and floodways; these water-related areas in many instances could also serve as rural separators. These areas need to be permanently protected and preserved (not just set aside until the next developer or SOI or UDB wants to take them over). These areas would also provide wildlife habitat, air cleaning, shade, space for native vegetation to grow, and places for trails for walking, biking, jogging, etc. Is this where we could introduce the idea of mitigation for any development of ag and scenic natural lands?	<p>Policies in Chapter 8, Environmental Resources Management (ERM) 1.2, 1.3, 1.4, 1.5, 1.6, 1.8, and 1.9 encourage the protection of riparian areas and scenic county lands. ERM Implementation Measures 2-10 outline how the county will accomplish those goals. Chapter 12, Transportation and Circulation, Policy TC-5.8, Multi-Use Trails, discusses trails within the county.</p> <p>The discussion of mitigation is not introduced in this part of the plan, nor would it fit in the concept section.</p>	No change needed
ED (General Comments)							
1	July 19, 2007	-	Staff	Chapter 3 (Economic Development)	<p>The Community Redevelopment Agency provided suggestions for substantial refinements to the policies and implementation measures of this Chapter on the day the project went to the printers. These comments represented valuable staff input to the process, and therefore were incorporated as appropriate without the review and discussion by the General Plan team.</p> <p>Though many of the comments were editorial in nature, please refer to the following goals, policies and implementation measures, which have been substantially modified in the text as a result of this input:</p> <p>Goal ED-1.7, Grant Funding; Policy ED-2.5, Small Business; Policy ED-4.3, Specialized Training;</p>		Policy Report revised 07/19/07

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					Policy ED-5.2, Agricultural and Ecological Tourism Policy ED-5.3, Highway Tourism Policy ED-5.4, Recreational Accommodations Policy ED-5.9, Bikeways Policy ED-5.11, Marketing Programs Policy ED-6.3, Entertainment Venues Policy ED-6.4, Culturally Diverse Business		
ED (Existing Conditions Overview, pg 3-1)							
1	JAN 14	L	G. Schwaller	ED (Existing Conditions Overview, pg 3-1)	End of 2 nd paragraph: Actually is it not more likely that the County’s unemployment rate has remained much higher than the State average because of (rather than “despite”) its agriculturally based economy. A high percentage of our workforce is agricultural labor, dependent upon seasonal work and the weather, and typically not skilled for other employment. A report on Devin Nunes’s website showed that much agricultural employment was actually a drain on the economy.	Agreed. This change will be made as follow, “Despite a strong agriculturally-based economy...much higher than the State average because of the seasonal nature of agricultural employment.”	Policy Report revised 06/11/07
2	NOV 18	L	Scott Cochran, TCAG	ED (Existing Conditions Overview, pg 3-1)	The last sentence in the second paragraph is incomplete and awkward.	See comment ED (Existing Conditions Overview, pg 3-1) (1)	No change needed
ED (Existing Conditions Overview, pg 3-2)							
1	JAN 14	L	G. Schwaller	ED (Existing Conditions Overview, pg 3-2)	3 rd paragraph: “A quality work force is a top requirement . . .” Other top requirements for quality firms would include quality of life attributes, such as affordable housing, recreational and cultural opportunities, and clean, clear, healthy air.	Agreed. The sentence could say, “A quality work force is one key requirement...”	Policy Report revised 06/11/07

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Section ED-1.1 (Economic Leadership)							
1	JAN 14	L	G. Schwaller	ED-1.1 (Economic Leadership)	In light of our stated goals and values and policies, this section should state that the County shall provide leadership in encouraging “clean” industries (i.e., energy- and water-efficient, minimally-polluting, sustainable) to locate here.	Agree. The words, “...with attention to attraction of clean industries” will be added at the end of the sentence. Also, see Chapter 9, Air Quality, Implementation Measure 9B which refers to LEED certification.	Policy Report revised 07/04/07
ED-1.4 (Local and Regional Coordination)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ED-1.4 (Local and Regional Coordination)	The County should also list local Community Services Districts and Town Councils as regional partners to ensure costs and benefits of economic developments are distributed equitably.	Reject. This policy is written in the context of revenue sharing for the cities. However the policy will be amended in the first line to indicate that the County will work with “local” agencies.	Policy Report revised 06/23/07
ED-1.6 (Develop Public/Private Partnerships)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ED-1.6 (Develop Public/Private Partnerships)	The County should include Community and Hamlet residents in the decisions to partner with private entities to ensure residents are not forced to accept unwanted land uses in order to get much need public infrastructure and services.	They are not excluded from participating in the policy.	No change needed
ED-2.2 (Land Requirements)							
1	JAN	L	G. Schwaller	ED 2.2 (Land Requirements)	First bullet: What are industry’s “new methods of operation and plant expansion” that create a need for “greater land	Agreed. Remove wording after “greater land requirements”.	Policy Report

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	14				requirements?” If our goal is preserve ag land and open space, shouldn’t we get industry to use space economically and efficiently, instead of encouraging industrial sprawl?	Industries demand for larger parcels is self evident with the growing importance of the Central Valley as a location for distribution centers.	revised 06/11/07
ED-2.3 (New Industries)							
1	JAN 14	L	G. Schwaller	ED-2.3 (New Industries)	“The County shall encourage new industries . . . within cities, unincorporated communities, and other unincorporated county areas . . .” Industries should be located within cities and communities (not out in other unincorporated areas) in order to enable people to get to work easily (quality of life, transportation circulation, air quality) and so that industries are located close to what their employees need (places to eat, shop, get medical care, etc.), and close to the other businesses that supply them (office supply stores, hardware stores, etc.). Not to mention preserving ag land and open space.	Hamlets and regional growth corridors will be added to this list. Policies ED-1.8, Adequate Facilities and Services, ED-2.8, Jobs/Housing Ratio, ED-2.9, Regional Processing and ED-3.2, Industry Clusters address the County’s commitment to locating facilities close to other businesses and making them accessible.	Policy Report revised 06/23/07
2	JAN 9	L	Mark Kielty, City of Tulare	ED-2.3 (New Industries)	Under ED-2.3, this policy is workable only if annexations is a requirement, Otherwise allowing industrial uses to occur at cities edges are likely to cause budget and infrastructure impacts and long term land use planning conflicts.	In Chapter 2, Planning Framework, Policy PF-1.2, Location of Urban Development, requires any new development within UDBs of cities to be annexed in most cases.	No change needed
ED-2.4 (Job Quality – Diversify Jobs)							
1	JAN 14	L	G. Schwaller	ED-2.4 (Job Quality – Diversify Jobs)	“The County shall <i>focus</i> its . . .”	Agreed. This change will be made.	Policy Report revised 06/11/07
ED-2.10 (Supporting Agricultural Industry)							

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1	FEB 14 – MAR 28	L	Commissioner Pitigliano	ED-2.10 (Supporting Agricultural Industry)	Commissioner Pitigliano requested that a policy be added to implement Policy ED-2.10 that addresses agricultural enterprise zones.	New Implementation 4A will be added to implement Policy ED-2.10, as follows, “The County shall work with EDC and agricultural interests to create agricultural enterprise zones with incentives to encourage agricultural support industry.”	Policy Report revised 06/11/07
ED-2.12 (Intermodal Freight Connections)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ED-2.12 (Intermodal Freight Connections)	Encouraging the development of freight handling connections has a negative impact on air quality. The County should ensure impacts are mitigated and that connections are situated close to major highways and thoroughfares to reduce travel time and air pollution.	The policy can be changed to read: “...intermodal connections along major highways and thoroughfares for...” Implementation Measure 9, in Chapter 12, Transportation and Circulation, encourages the location of these facilities within regional growth corridors.	Policy Report revised 06/11/07
ED-3.10 (Specialty Business Program)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ED-3.10 (Specialty Business Program)	This is a positive policy. However, there are no implementation measures for it. The County should establish some type of incentive program such as tax breaks or loan assistance to help new small locally owned businesses become established in communities and hamlets.	Please see Implementation Measure 4B.	Policy Report revised 07/19/07
2	FEB 13	L	Center on Race, Poverty and The Environment	ED-3.10 (Specialty Business Program)	Furthermore, the County should work with funders to create loan incentives for small locally owned businesses within hamlets consistent with Economic Development Policy ED-3.10.	Implementation Measure 4B for Policy ED-3.10, as follows, “The County shall continue to provide seed funding and training through the micro enterprise program or	Policy Report revised 06/23/07

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						similar programs.”	
Goal ED-5							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	ED-5	Goal ED-5 and its associated policies call for a number of actions to promote and better serve tourism and eco-tourism. For example, the county proposes to work with the Nation Park Service, U.S. Forest Service, and others to market the federal estate as a tourist destination. We welcome the opportunity to work with the count on this common tourism issue.	Agreed.	No change needed
2	FEB 13	L	Center on Race, Poverty and The Environment	ED-5	These policies focus on the agricultural heritage of the County as well as the foothill areas as venues for tourism. The County does not include promotion of the Allensworth Historic State Park in its plans to encourage tourism. Recent public testimony has indicated both the State Park as well as the residents of Allensworth would like to increase the profile of the park and promote tourism. The County should support these efforts in its General Plan Update.	Policy ED-5.12 encourages Heritage Tourism in the County by highlighting the County’s many historical resources. This policy will be amended to add “..such as Allensworth State Park and Sequoia Field”.	Policy Report revised 06/11/07
ED-5.4 (Recreational Accommodations)							
1	JAN 14	L	G. Schwaller	ED-5.4 (Recreational Accommodations)	This sentence does not make sense; delete “are available.”	Agreed. This change will be made.	Policy Report revised 06/11/07
2	NOV 18	L	Scott Cochran, TCAG	ED-5.4, ED-5.5	The County has an 80-acre park along the King’s River that should be used as a regional park and major destination.	Chapter 8, Environmental Resources Management, Implementation 54 sets up a parks master plan.	No change needed

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ED-5.5 (Rivers)							
1	JAN 17	L	Del Strange	ED-5.5 (Rivers)	Policy should read: "The County shall encourage the development of recreational activities and promote tourism along the Kaweah, Tule, and Kings <u>while at the same time protecting and enhancing those water resources.</u> "	This policy primarily deals with recreation. Chapter 8, Environmental Resources Management Chapter 9, Water Resources cover many of these topics. More specifically Chapter 7, Scenic Landscapes, Policy SL-1.3, Watercourses; Chapter 8, ERM Policy 1.8, Open Space Buffers; Foothill Growth Management Plan, Policy F-9.1, Development in Riparian Areas and Chapter 10, Health and Safety, Policy HS-4.4, Contamination Prevention, are policies that outline how the county will protect and enhance the county's watercourses.	No change needed
2	JAN 14	L	G. Schwaller	ED-5.5 (Rivers)	To encourage recreation and tourism along our rivers (which is a great idea), we should NOT allow them to be dewatered by the damming and diversion of their natural flow; they should run perennially. Never could we build, at whatever cost, as great a recreational facility as those river corridors provide for free. Swimming, fishing, rafting, floating, walking, biking, jogging, picnicking, bird watching, nature study, etc. could all be accommodated by preservation and enhancement of our invaluable and irreplaceable riparian areas. Note that the great majority of the acclaimed "livable" cities across the nation have focused on the preservation and restoration of their areas with water (whether a river, a creek, a lake, an ocean shore); water is a people magnet.	Chapter 11, Water Resources Implementation 3 encourages watershed planning. Chapter 8, Environmental Resources Management, Policy ERM-1.4 protects riparian areas and Policy ERM-5.7, Public Water Access also applies. The General Plan takes a balanced approach to watershed planning and considers all factors when making decisions.	No change needed

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ED-5.6 (Lakes)							
1	JAN 17	L	Del Strange	ED-5.6 (Lakes)	Policy should read: "The County shall promote the Kaweah Lake and Success Lake as major recreational areas that include camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions, <u>while at the same time protecting and enhancing those water resources.</u> "	See ED-5.5 (1)	No change needed
ED-5.9 (Bikeways)							
1	JAN 14	L	G. Schwaller	ED-5.9 (Bikeways)	This is an extremely important component, as our mostly flat land is ideal for biking as both recreation and transportation . The County should work with the nationwide Rails to Trails organization on this. We are an excellent location for bicycle touring. How about a farmlands trail? A river trail? A historic sites trail? A foothills trail? Requiring bike-friendly developments, communities, and transportation corridors would encourage healthful exercise for recreation and transportation; this means of transport causes no air pollution.	An entire portion of the Transportation and Circulation Element (TC 12.5) is focused on encouraging the use of bicycle trails and facilities. The County will work with other organizations to accomplish these goals.	No change needed
Goal ED-6							
1	JAN 14	L	G. Schwaller	ED-6	"To maintain and enhance . . . commercial needs" doesn't make sense; do you mean to maintain services?	Agreed. Change will be made to, "Address regional and local commercial needs by continuing to support downtown, town centers and neighborhood services."	Policy Report revised 06//11/07

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ED-6.1 (Revitalization of Community Centers)							
1	JAN 14	L	G. Schwaller	ED-6.1 (Revitalization of Community Centers)	Strengthening core areas must include making them walkable, bikeable, and readily accessible by public transportation, and building residential opportunities (e.g., lofts, townhomes) there. Be sure to include these essential elements.	Most of these issues are addressed in Chapter 5, Land Use, specifically Policy LU-1.1, Smart Growth and Healthy Communities. Chapter 12, Transportation & Circulation has a section on public transportation (TC 12.4) and routes and trails (TC 12.5).	No change needed
ED-6.6 (Core Area Beautification)							
1	JAN 14	L	G. Schwaller	ED-6.6 (Core Area Beautification)	Code enforcement and law enforcement presence may be helpful to beautification, but planting lots of trees and adding attractive public spaces, seating, water elements, and public art are probably just as important.	The policy will also be changed by removing "...through code enforcement and continued law enforcement presence."	Policy Report revised 06/11/07
2	FEB 13	L	Center on Race, Poverty and The Environment	ED-6.6 (Core Area Beautification)	The main mechanism for area beautification is through code enforcement and law enforcement. In communities and hamlets residents often cannot afford to make the necessary improvements. The County should assist residents by providing renovation funding and help homeowners in these areas with clean up and disposal.	Implementation 8 will be added as follows, "The County shall continue to partner with community leaders and organizations to promote beautification of unincorporated communities and hamlets. Such programs could include amnesty days, community clean up days, etc." Who? Com. Dev When? Ongoing	Policy Report revised 07/04/07
ED (Implementation 1)							

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1	FEB 13	L	Center on Race, Poverty and The Environment	ED (Implementation Measure 1)	The County should also list local Community Services Districts and Town Councils as regional partners in ensuring costs and benefits of economic developments are distributed equitably.	EDC will be noted as the responsible party. The Implementation Measure will be changed as follows, "The County shall work with EDC to update and adopt..."	Policy Report revised 07/04/07
ED (Implementation 6)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ED (Implementation Measure 6)	The County should include Allensworth and the State Park in its efforts to promote and market tourist attractions within the County.	See comment Goal ED-5 (2)	No change needed
ED (General Comments)							
1	DEC 7	L	George Nord, Traver PAC	ED	We ask that the County promote, encourage and make it possible for redevelopment to rezone to multiple use a large portion of the properties on Merritt Drive. We must make it possible for the small business to get started and thrive.	Any specific land use change is outside the scope of the General Plan. Application for such a change must be made at the Resource Management Agency Permit Center.	No change needed
2	DEC 7	L	George Nord, Traver PAC	ED	2 Years ago the TC BOS took action to include a position of Traver Advocate in the Redevelopment Plan. We are asking that position be activated as soon as possible. County personnel are great but are simply spread too thin to aggressively promote and advocate for the Town of Traver.	This is not a General Plan issue.	No change needed
AG (Key Terms pg. 4-1)							
1	JAN	L	G. Schwaller	AG (Key Terms)	Agricultural Preserve: Protecting land for agricultural use for	Comment noted. Actually, the preserves do not have a time limit.	Policy Report

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	14				only 10 or more years is not sufficient. To protect our most valuable ag lands, we need permanent preserves or reserves.	<p>However, by statute, the contracts are 10 years with an automatic one year renewal.</p> <p>Change “Designated areas that can be protected for agricultural...”</p> <p>Add “...renewed annually” to the end of the policy.</p> <p>Also change the word “design” to “designed”.</p>	revised 06/05/07
2	Nov. 13, 2006	-	Agricultural Advisory Committee November 13, 2006	AG (Key Terms)	<p>Grazing Land:</p> <p>Jim Sullins suggested that the definition be enhanced by noting the important function for environment and habitat protection that rangeland used for grazing affords.</p>	An additional sentence will be added to clarify these functions	Policy Report revised 06/23/07
3	July 4, 2007	-	Staff	AG (Key Terms)	<p>Prime Agricultural Land.</p> <p>Per BoS 08/17/07, the definition of Prime Ag Land is from the WA. BOS members wondered if the definition should be updated, particularly the indexing of the crop value criteria which has been set at \$200 per acre for over 30 years. Staff will look into this issue to make sure that there is compatibility between this definition and the definition of “Agricultural Lands” which are based on state farmland mapping criteria.</p>	<p>Section 56064 of Cortese Knox Hertzberg has increased the amounts in d) and e) to \$400/acre. Therefore the definition will be changed as follows, “In order to be consistent with State statutes, such as California Government Code Sections 51201 and 56064, the following lands shall qualify as prime agricultural lands:”</p> <p>Additionally, the dollar value will be changed from \$200 to \$400 reflective of Cortese Knox Hertzberg.</p>	Policy Report revised 07/04/07
4	July 4,	-	Staff	AG (Key Terms)	<p>Ranchette. Change the word “developed” to “used”. (Per GF at BoS 08/15/07)</p>	This will be done.	Policy Report revised 07/04/07

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	2007						
AG (Existing Conditions Overview, pg. 4-3)							
1	JAN 14	L	G. Schwaller	AG (Existing Conditions Overview)	We say protection is essential; let's make sure our policies actually ensure it. Since "the amount of the better farmland . . . has been declining" and "the amount of land under Williamson Act Contracts has been declining," we obviously need to do much more than give lip service to protection.	The best farmland is mainly affected by city development, which the County has little control over. Also, the value of agricultural production in the county continues to go up.	No change needed
2	July 4, 2007	-	Staff	AG (Existing Conditions Overview)	Per BOS 08/17/07, there was concern regarding the DOC determination that only 380,000 acres are classified as prime. This seems too low and does not reflect extensive amounts of non prime soils that had been improved over the last 30-40 years. The DOC is using a different prime lands classification than defined in the GPU. Staff will follow up and make adjustments. Also, clarify that Tulare County is "one of the two most productive agricultural counties".	This data is from the Farmland Mapping and Monitoring Program. 2006 data is not yet available. The 2004 map shows 384,388 acres as prime and the text will be amended. Prime "farmland" is a combination of soils and irrigation. The definition of prime "agricultural land" is much broader as it includes more variables.	Policy Report revised 07/04/07
AG-1.1 (Primary Land Use)							
1	OCT 18	L	American Farmland Trust	AG-1.1 (Primary Land Use)	There is nothing in the element about minimizing the conversion of ag land. This is a major omission. A policy of minimizing farmland loss by encouraging higher efficiency development really needs to be at the core of maintaining ag in the County.	Please see response to comment PF-2.2 (5) .	No change needed

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AG-1.3 (Williamson Act)							
1	JAN 9	L	Mark Kielty, City of Tulare	AG-1.3 & 1.9 (Williamson Act)	Under AG-1.3 and AG-1.9, we would prefer to have no “super Williamson Act” contracts within ½ miles of a city’s UAB/PAB.	Disagree. We need to protect the ability to farm. State law prevents “Super Williamson Act” contracts within SOIs (51296.1).	No change needed
2	July 4, 2007	-	Staff	AG-1.3 & 1.9 (Williamson Act)	This policy will be amended by adding, “However this policy carries with it a caveat that support for the Williamson Act is premised on the continued funding of the State subvention program that offsets the loss of property taxes.” The word “shall” will be changed to “should”.		Policy Report revised 07/04/07
AG-1.4 (Williamson Act in UDBs and HDBs)							
1	OCT 18	L	American Farmland Trust	AG-1.4 (Williamson Act in UDBs and HDBs)	As a condition of supporting non-renewals and cancellations, the county could insist on a minimum average efficiency standard for development of land.	You cannot condition a non-renewal. State law already addresses this for cancellations; alternate uses must be consistent with the General Plan. In this update we promote efficient land use. Please see response to comment PF-2.2 (5).	No change needed
2	FEB 14	L	Tulare County Citizens for Responsible Growth	AG-1.4 (Williamson Act in UDBs and HDBs)	As noted in our comments on Chapter 2, development within UDBs and HDBs should use land efficiently in order to minimize farmland loss and foster a ‘smart growth’ development pattern. To accomplish this, the County should develop a minimum land use efficiency standard that must be adhered to, in exchange for supporting Williamson Act cancellations and non-renewals in HDBs and UDBs.	Please see response to comment PF-2.2 (5).	No change needed
3	July 4,	-	Staff	AG-1.4 (Williamson Act in	Per BoS, 08/22/06, Supervisor Ishida indicated that the County needs to enhance WA cancellations with additional strategies for	The word “processes that meet State laws” will be added before	Policy Report

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	2007			UDBs and HDBs)	implementation. Ensure that cancellation refers to “and meet state law”.	“for lands...”	revised 07/04/07
AG-1.5 (Substandard Williamson Act Parcels)							
1	JAN 14	L	G. Schwaller	AG-1.5 (Substandard Williamson Act Parcels)	Wouldn't removing these parcels from Williamson Act break up farmland and lead to scattered (not orderly) development that would deplete open space, cover up soil, and not be within any UDB or HDB?	Removing parcels from the Williamson Act does not remove a parcel's agricultural land use designation. The idea is to make sure Williamson Act benefits are accrued by viable agricultural units.	No change needed
2	July 4, 2007	-	Staff	AG-1.5 (Substandard Williamson Act Parcels)	The Agricultural Advisory Committee has been asked to provide a program for no- renewal of substandard parcels by end of 2006. This is in response to a report provided to the BOS in 2006. Supervisor Cox wants an Implementation Plan in the GP to clean this up.	Implementation Measure 2A will be added to develop a program to systematically manage the legal requirements of non-renewal, as follows, “The County of Tulare shall serve Notices of Non-Renewal of Land Conservation Contracts in conformance with California Government Code Sections 51245 through 51246, for properties that do not meet the minimum parcels sizes set forth under Section 51222 of the California Government Code, i.e. at least 10 acres in size in the case of prime agricultural land or at least 40 acres in size in the case of non prime agricultural land.”	Policy Report revised 07/19/07
AG-1.6 (Conservation Easements)							

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1	FEB 13	L	Center on Race, Poverty and The Environment	AG-1.6 (Conservation Easements)	<p>The County should require conservation easements as mitigation measures for the conversion of agricultural land to non-agricultural uses. This is in keeping with one of the General Plan Updates' primary goals, to preserve and protect agricultural land from development. The County's implementation measures around conservation easements center around wetlands which is very important. However, the County should also require developers to purchase comparable amounts of agricultural land of comparable quality as a condition of approval.</p> <p>The County should also require developers to pay into a mitigation fund which the County should use to purchase development rights for agricultural land of similar classification as the proposed developments.</p> <p>The County should identify possible areas where conservation easements are possible.</p>	<p>Reject. Flexibility is desirable in this situation.</p> <p>The impact fees for agricultural land conversion would not be feasible without cooperation from the cities and a countywide approach. Also, lands within UDBs are often designated for agricultural uses and have Williamson Act contracts on them. Options for 1240 exchanges do exist.</p> <p>Implementation Measure 3 covers this.</p>	<p>No change needed</p> <p>No change needed</p> <p>No change needed</p>
2	JAN 14	L	G. Schwaller	AG-1.6 (Conservation Easements)	"The County shall <i>actively promote</i> the use of conservation easements . . ."	Reject. As is, the policy reflects a need to consider the effects of agricultural conservation easements.	No change needed
3	JAN 2	L	Scott Cochran, TCAG	AG-1.6 (Conservation Easements)	The County Should explore other available tools for the permanent protection of farmland (i.e. transfer of development rights.)	See ERM-5.15 (1)	No change needed
4	July 4,	-	Staff	AG-1.6 (Conservation Easements)	Per BOS 08/17/07, Supervisor Cox asked for clarification regarding a proposed policy that promotes the use of	See modified Implementation Measure 3.	Policy Report

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	2007			Easements)	conservation easements to protect agricultural lands. Funding of such a program is the main issue as well as a strategy as to where such easements should be allowed. The possibility of requiring use permits for such easements is to be considered, as well as use of easements as mitigation.		revised 07/04/07
AG-1.8 (Agriculture Within Urban Boundaries)							
1	JAN 14	L	G. Schwaller	AG-1.8 (Agriculture Within Urban Boundaries)	Perhaps these lands within UDBs could be approved with the idea that they will become parks; we have far too few parks in most of our communities.	This is already possible, the Act allows for public recreational use. See Government Code 51201 (n).	No change needed
AG-1.10 (Extension of Infrastructure Into Agricultural Areas)							
1	JAN 14	L	G. Schwaller	AG-1.10 (Extension of Infrastructure Into Agricultural Areas)	“The County shall <i>prohibit</i> extension . . . “	The County has very little control over sewer and water districts. LAFCO has more control over this (Government Code 56133)	No change needed
2	JAN 9	L	Mark Kielty, City of Tulare	AG-1.10 (Extension of Infrastructure Into Agricultural Areas)	Under AG-10, this policy runs counter to sound planning within a city’s UAB/PAB/SOI. The policy should be eliminated or highly revised to applicability to UAB/PAB/SOI areas. In addition, the policy could be used to prevent needed roadway expansions serving regional needs.	Disagree. We find it difficult to comprehend why it is bad planning to discourage extension of sewer and water into areas designated for ag which cannot benefit from such services. Also, this policy addresses urban infrastructure, not regional.	No change needed
3	OCT 18	L	American Farmland Trust	AG-1.10 (Extension of Infrastructure Into Agricultural Areas)	An inconsistency in this element is the proposed retreat from what appears to be a sound policy of “avoiding” the extension of urban services in ag areas, to one of merely “discouraging” it. What is the justification for a change that can only encourage more conversion of ag land, contrary to the basic policy of the Ag element?	See comment AG-1.10 (2)	No change needed

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4	Nov. 13, 2006	-	Agricultural Advisory Committee	AG-1.10 (Extension of Infrastructure Into Agricultural Areas)	Lee Belau asked what the word 'discourage' means in the context of this policy. George Finney indicated that Tulare County approvals only extend to approvals within the County r/w, and that LAFCo has greater jurisdiction. Mr. Belau suggested that the word 'oppose' be used instead of 'discourage'. Phyllis Coring requested that the County adopt a resolution as an Implementation Measure.	Oppose instead of discourage will be used. Implementation 4D will be added as follows, "The County shall request LAFCo to adopt rules which discourage extension of sewer and water services into agricultural areas."	Policy Report revised 07/23/07
AG-1.11 (Agricultural Buffers)							
1	FEB 12	L	Tulare County Farm Bureau	AG-1.11 (Agricultural Buffers)	<p>The Tulare County Farm Bureau Board of Directors and Land Use Committee voted unanimously to present the following Ag Buffer Policy to the Ag Advisory Committee for the Tulare County General Plan Update.</p> <p>"The County shall implement an Agricultural Buffer which will help stabilize edge condition, protect agricultural operations, and moderate the untimely conversion of farmland to urban development. When implemented, all new development outside Urban Development Boundaries and Hamlet Development Boundaries adjacent to agricultural lands shall be required to provide an agricultural buffer transition area."</p> <p>In the implementation phase, the following types of issues should be resolved:</p> <ul style="list-style-type: none"> - Distance: 330 feet - Stabilization of edge condition - Types of Operation - Building orientation - Planting of trees for screening - Location of existing and future rights-of-way - Types of uses allowed inside the buffer-zone 	This will become a Implementation Measure 4B, modified as follows: The word "Program" will be added after Agricultural Buffer. The words, "...outside Urban Development Boundaries and Hamlet Development Boundaries adjacent to agricultural lands" will be removed from the Implementation and references placed in the policy. The new program will "be considered" by the County.	Policy Report revised 06/11/07

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					<ul style="list-style-type: none"> - Unique site conditions - Responsibility for maintenance - Scale of development - Mechanism for exemptions - Implementation targeted for 2007-2010 - Types of uses (i.e. Schools, etc) 		
2	FEB 13	L	Center on Race, Poverty and The Environment	AG-1.11 (Agricultural Buffers)	<p>The County provides no implementation measures for this positive policy.</p> <p>The County should also clarify that this policy applies to new as well as existing communities and hamlets in the County. Food and Agriculture Code § 11503.5 authorizes County Agricultural Commissioners to develop 1/4 mile buffer zones at least around schools to protect against pesticide drift. Currently, 98 schools in the County (55.7% of all the schools) are within 1/4 mile of agricultural fields.</p> <p>The County should include an implementation measure to work with school districts, the agricultural commissioner, and local groups such as the Tulare County Safe Air for Everyone Campaign to identify schools that would benefit from such buffer zones.</p>	<p>See response to AG-1.11 (Agricultural Buffers) (1), above.</p> <p>The policy has been amended to clarify that it applies to HDBs and UDBs.</p> <p>The policy does not exclude schools.</p> <p>The Agricultural Commissioner/Sealer has been added to the list of responsible agencies and the Agricultural Advisory Committee has been deleted as Implementation Measure 7 assigns advisory responsibility for all agricultural issues to this group.</p>	Policy Report revised 06/11/07
3	FEB 14 – MAR	M	Commissioners Kirkpatrick	AG-1.11 (Agricultural Buffers)	Commissioner Kirkpatrick suggested that any easements should be linked to a trail system.	See Chapter 12, Transportation and Circulation, Policy TC-5.8, Multi-Use Trails, which specifies that easements and other linear entities,	No change needed

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	14					which are the same entities likely to be incorporated into agricultural buffers, could when available be incorporated into trail networks.	
4	Mar. 27, 2007	-	Agricultural Advisory Committee	AG-1.11 (Agricultural Buffers)	<p>Committee members reviewed the Farm Bureau’s proposed agricultural buffer policy, and ultimately endorsed the policy, with one reservation, and a request for clarification:</p> <p>Greg Woodard, representing the development community, indicated that implementation of the policy will be difficult. A 330 foot buffer costs money. This could require a full five acres on one project. He suggested that another way to approach this would be to allow growth to a boundary within the UDB’s.</p> <p>Jim Sullins asked where the policy would be applicable – would it extend outside the UDB’s, HDB’s and Regional Growth Corridors?</p> <p>Craig Knudson raised the issue that this would create a taking if the policy were applied to schools.</p>	<p>Buffer distances will be determined during drafting of the Ordinance. This will be done. See Implementation Measure 4A. The Implementation Measure will be modified to indicate that during drafting of the Ordinance, “...the County shall identify interested stakeholder groups, including the Tulare County Farm Bureau, the Building Industry Association, and others, and conduct workshops to resolve the following types of implementation issues:”</p> <p>A buffer area will apply outside and along the edge of boundaries.</p> <p>This issue will need to be reviewed as part of the Ordinance development.</p>	<p>Policy Report revised 06/24/07</p> <p>No change needed</p> <p>No change needed</p>
AG-1.12 (Ranchettes)							
1	MAY 7	L	Visalia City Council	AG-1.12 (Ranchettes)	The City supports the policy language in the Draft Plan that prohibits the designation of areas for ranchette development. The City recommends that a strong implementation strategy be	There are two plans in the County that were developed in the 1970’s that at the time were pressure release valves to prevent ranchettes	No change needed

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					enacted to prohibit further ranchette development on agricultural lands.	from being built in cities. These areas are not yet built out. Policy AG-1.12 and its partner policy, LU-3.5, Rural Residential Designations, set parameters for new rural residential. Also see Chapter 5, Land Use, Implementation Measures 8A and 8B.	
2	JAN 14	L	G. Schwaller	AG-1.12 (Ranchettes)	“The County shall <i>prohibit</i> the creation of ranchettes . . .”	A cross reference to LU-3.5, Rural Residential Designation will be added under this policy. Also see Chapter 5, Land Use, Implementation Measures 8A and 8B.	Policy Report revised 07/08/07
3	FEB 14	L	Tulare County Citizens for Responsible Growth	AG-1.12 (Ranchettes)	We support the concept of limiting ranchette development, and suggest that this policy should be revised to read: <i>The County shall not allow the creation of ranchettes. . .</i>	See comment AG-1.12 (2)	No change needed
4	Nov. 13, 2006	-	Agricultural Advisory Committee	AG-1.12 (Ranchettes)	Phyllis Coring asked for clarification how the County will ‘discourage’ ranchettes. George Finney indicated that this referred only to areas in RVLP outside UAB’s. Therefore no change was suggested.	Comment noted. See also in Chapter 5, Land Use, Policy LU-3.5, Rural Residential Designations.	No change needed
AG-1.13 (Agricultural Support Uses)							
1	Mar. 27, 2007	-	Agricultural Advisory Committee	AG-1.13 (Agricultural Support Uses)	Under bullet c. the County could not approve a use if it ‘shall’ not have an impact???	The title will be changed to Agricultural Related Uses to reflect the contents of the policy. Related policy, LU-2.6 will be cross referenced and its title changed to Agricultural Reuse to distinguish between the policies. In AG-1.13, in the first sentence, a period will be	Policy Report revised 06/24/07

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						added after the word “facilities.” The word “detrimental” will be changed to “significant adverse”. This allows for an option of mitigation under CEQA. The policy will clarify that it is surrounding “agricultural properties” that are the subject.	
2	July 4, 2007	-	Staff	AG-1.13 (Agricultural Support Uses)	Per BOS 08/22/06, Supervisor Ishida asked that the old non-conforming use policy be reviewed to re-zone pre-existing land uses. He would like them identified on a map or through the policy. This would be an appropriate implementation measure.	The word “permit” will be changed to “approvals” and the sentence linguistically restructured. Also see Chapter 2, Planning Framework, New Policy PF-1.10, Non-Conforming Uses, which has been added in as modified. Additionally, to address the mapping request, Implementation Measure 1B will be added as follows, “Whenever new or updated community, hamlet, sub area or redevelopment plans are contemplated, existing non-conforming uses shall be identified as a part of the planning effort”.	Policy Report revised 07/04/07
AG-1.14 (Right-to-Farming Notice)							
1	JAN 14	L	G. Schwaller	AG-1.14 (Right-to-Farming Noticing)	Delete “Generally” in the first line.	Agree.	Policy Report revised 06/05/07
2	JAN 2	L	Scott Cochran, TCAG	AG-1.14 (Right-to-Farming Noticing)	Remove the word “generally” as it will be subjective rather than an objective policy.	See Comment AG-1.14 (1)	No change needed

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AG-1.15 (Soil Productivity)							
1	JAN 14	L	G. Schwaller	AG-1.15 (Soil Productivity)	“The County shall <i>urge/require</i> landowners to participate . . .” Maybe we should require a license to farm; we require a license to drive, and there’s not nearly so much at stake. Can we make taxes higher for landowners who don’t participate in soils programs? There’s no way to mitigate the loss of prime soil.	The word “voluntary” will be added before “programs”. Reject. These are incentive programs that are voluntary.	Policy Report revised 06/05/07 No change needed
AG-1.16 (Water Sources)							
1	JAN 14	L	G. Schwaller	AG-1.16 (Water Sources)	“The County shall protect <i>and preserve all of its</i> surface water and groundwater resources.” Water is the lifeblood of the land (not to mention the residents thereon).	Reject. Water for all use is covered in the Chapter 11, Water Resources. The title will be changed to “Agricultural Water Resources”.	No change needed Policy Report revised 06/05/07
Goal AG-2							
1	OCT 18	L	American Farmland Trust	AG-2	Very relevant, however, with the exception of implementation item 6, it isn’t clear what the County is prepared to do to help achieve these goals. We suggest that the County partner with the Farm Bureau and other ag institutions to develop a plan for the future of ag. It would be more of a business or strategic plan than a land use plan. It would address critical resources, economic and social challenges facing the ag industry. Among these would be the conversion of farmland by development and natural resource withdrawals, land use conflicts, environmental regulations, availability and cost of water, land price inflation, ag workforce	The need for a business or strategic plan has yet to be demonstrated. Such a plan may be appropriate in the future. Many of these areas are coordinated by the Farm Bureau, Cooperative Extensions, and the Ag Commissioner.	No changes needed

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					<p>issues, transportation and processing, invasive species and pests, the competitive playing field and new markets.</p> <p>The plan would start with a positive vision of what the County ag industry should be a generation from now. It would also look at trends, opportunities, and obstacles that influence that vision. It would also establish goals and determine measurable milestones and recommend specific implementation actions for each segment of the industry, and for the public and private institutions outside the farm sector whose policies affect ag.</p>		
AG-2.1 (Crop Shifting)							
1	FEB 14 – MAR 14	M	Commissioners Kirkpatrick	AG-2.1 (Crop Shifting)	Commissioner Kirkpatrick asked if this policy is necessary as it is unclear what it is and market forces take care of this anyway.	The title of this policy will be changed to Diversified Agriculture and the word “other” will be changed to “a variety”.	Policy Report revised 06/19/07
AG-2.3 (Technical Assistance)							
1	DEC 13	L	Gary Kunkel	AG-2.3 (Technical Assistance)	There is no “Agricultural Commission” in Tulare County. Agricultural Commissioner/Sealer is the proper name for the department. Locations that reference the Agricultural Commission should be changed to Agricultural Commissioner/Sealer.	Agree. This change will be made throughout.	Policy Report revised 06/05/07

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AG-2.9 (Global Marketing)							
1	July 4, 2007	-	Staff	AG-2.3 (Global Marketing)	Per Planning Commission 08/15/06, who is going to do this and where will the funding come from?	Global marketing programs are managed by the California Department of Pesticide Regulation and the United States Department of Agriculture. The County Agricultural Commissioner/Sealer's role is to conduct the Phytosanitary (export inspection) Program. This program ensures cleanliness of County agricultural products in keeping with the requirements of export market countries.	No change needed
AG-2.11 (Energy Production)							
1	FEB 13	L	Center on Race, Poverty and The Environment	AG-2.11 (Energy Production)	In addition to ethanol and biofuels, the County should encourage investment in alternative, less polluting energy sources such as wind and solar. The County should prioritize incentives for energy production based on air quality impacts, given the unhealthy air in the San Joaquin Valley.	Agree. The policy will be changed to read, "...development of new agricultural related industries featuring alternative energy production, utilization of agricultural waste, and solar or wind farms." Implementation 8 will be added as follows, "The County shall amend the Zoning Ordinance to provide for agriculturally related energy production industries."	Policy Report revised 06/11/07
Goal AG-3							

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1	JAN 14	L	G. Schwaller	AG-3	Is more on this subject going to be included in the GP, or will the plan just reference the ACFP? In light of stated goals, values, and policies, AG-3 should include policies that preclude the degradation of air, water, and soil quality by these facilities; also animal health, odor control, dust abatement. Wouldn't it be safer and healthier to prohibit mega-dairies and similar facilities where too many animals are crowded too close together in too little space? No one will stop drinking milk if it goes up a couple of cents a quart. We need greenbelts in the dairy areas and better ways to deal with vast quantities of concentrated waste. Also, the dairies must become more water-efficient.	The ACFP is a separate element of the General Plan and is not part of this update. The ACFP addresses air, water, herd size, etc. The ACFP considers all of these concerns. We have policies that cover many of these issues.	No changes needed
AG (Implementation 1)							
1	July 4, 2007	-	Staff	AG (Implementation Measure 1)	Change the intervals for review to "regular intervals" to give flexibility to review this important issue as necessary. This does not clearly implement AG-1.2 which should be deleted, and does implement AG-1.4 and AG-1.5, which should be added.		Policy Report revised 07/04/07
AG (Implementation 3)							
1	FEB 13	L	Center on Race, Poverty and The Environment	AG (Implementation Measure 3)	The County should require conservation easements that result in no net loss of agricultural land of the same classification as a condition of approval for proposals to convert agricultural land.	Reject. The proposal lacks flexibility. Please see modified Implementation 3. Also see AG-1.6 (1) Implementation 3 will be modified as follows, "The County shall work with TCAG and the cities to establish criteria for the locations of agricultural..."	No change needed Policy Report revised 06/11/07

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AG (Implementation 4)							
1	JAN 9	L	Mark Kielty, City of Tulare	AG (Implementation Measure 4)	Under Implementation Measures, section 4.4, number 4, the policy should be clarified that the UDB in question is a rural community UDB and not a city UDB.	Reject. The RVLPL is always a consideration when UDBs are expanded.	No change needed
AG (General Comments)							
1	FEB 13	L	Maya Ricci & Kathleen Seligman	AG	<ul style="list-style-type: none"> The Draft Plan needs to be strengthened and committed to measurable objectives regarding protection and conservation of open space and high value ag lands. <p>To offset potential losses to the county, consider city/county revenue sharing agreements for conservation and protection of open space and high value ag lands. See LETTER FROM BOB LINK dated August 10, 2005 addressed to Tulare County Supervisors.</p>	<p>Monitoring is covered in Implementation Measures 2 and 4A.</p> <p>See Policy PF-4.14, Revenue Sharing in Chapter 2, Planning Framework.</p>	<p>No change needed</p> <p>No change needed</p>
2	FEB 13	L	Maya Ricci & Kathleen Seligman	AG	<ul style="list-style-type: none"> The Draft Plan seems weak in its ag land promotion and protection. <ol style="list-style-type: none"> There are inconsistencies in agricultural land preservation when it allows development outside of the UAB's, thus allowing for the potential of endless development thereby threatening agricultural land. It needs stronger and enforceable mitigation protection language. Without mitigation standards, it potentially allows for the development of prime farmland. See Stanislaus County's ag element currently being written to more substantially protect the high value lands. See Mariposa County for mitigation 	<p>This is limited by the Rural Valley Lands Plan. The RVLPL has been very effective over the years.</p> <p>See above.</p> <p>Comment noted.</p> <p>Comment noted.</p>	No changes needed

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					procedures for loss of habitat.		
3	FEB 14	L	Tulare County Citizens for Responsible Growth	AG	<i>New Policy: Mitigation for conversion of agricultural land.</i> In order to ensure the long-term viability of agriculture in Tulare County, the County should create a new policy requiring at least one-to-one mitigation for the conversion of agricultural land, with protected lands being located within the County and as close to the project site as possible. Such policies have been adopted by many counties throughout California, including Stanislaus, El Dorado, Alameda and Yolo Counties.	See AG-1.6 (1)	No change needed
4	DEC 19	L	Avila Family	AG	It is becoming difficult and economically unfeasible to carry out farming operations due to development impacts, farming regulations, and non-existent profit margins for small farmers and quality of life has deteriorated. We hope that the County would allow for alternative uses of our land and not force us to farm when it is not feasible/profitable.	The plan will provide a greater range of options for farm use. See AG-2.7, Tourist Related Agricultural Uses; AG-2.11, Energy Production; Chapter 5, Land Use, Policy LU-2.6, Agricultural Support Facilities.	No change needed
5	MAY 7	L	Visalia City Council	AG	The Draft Plan should contain policies directed at establishment of a City/County comprehensive agricultural land mitigation program to offset impacts of ag land conversion to urban uses.	Implementation Measure IA for Policies 1.1, Primary Land Use; 1.6, Conservation Easements; and 1.7, Preservation of Agricultural Lands will be added as follows, “The County shall take the lead to work with cities and TCAG to establish a comprehensive agricultural land mitigation program to offset impacts of ag land conversion to urban uses.”	Policy Report revised 07/04/07
6	MAY 7	L	Visalia City Council	AG	<u>Agricultural Land Mitigation:</u> The draft document contains no policies for development of a program for mitigation of agricultural land conversion to urban uses. Given Tulare County’s global contribution to food production and bio-industries, it is critical for the County Government to take a leadership role in ag land mitigation, particularly if the County continues down the path of encouraging urban development.	See response to Comment AG (6).	No change needed

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					<p>Even more beneficial would be the establishment of a coordinated and comprehensive ag land mitigation program involving the County and its cities. This type of inter-governmental partnership would be an effective tool in offsetting the impacts of development County-wide and would create a level playing field for all cities and the County as we address development issues.</p> <p>This General Plan Update will have profound influence on the future of this County. The City Council firmly believes that we currently stand at a crossroads; with a choice to continue to strengthen the agricultural character and economy of our region and direct development to cities capable of accommodating and servicing growth, or to pursue the path followed by Southern California and permit widespread suburban sprawl. The City Council hopes that the Board of Supervisors will reconsider the policies examined in this letter and work with Visalia and other cities to better conserve our agricultural resources and find ways to better accommodate urban growth.</p> <p>Thank you for considering our preliminary comments. Please notify the City regarding future releases of public documents, including the upcoming Final Draft General Plan and environmental impact report, and provide us with notifications of future public meetings and hearings on this matter.</p>		
7	OCT 18	L	American Farmland Trust	AG	A significant omission is a strong policy of discouraging ranchettes on productive ag land, along with effective measures to assure that it is carried out.	See Policies AG-1.12, Ranchettes and Chapter 5, Land Use, Policy LU-3.5, Rural Residential Designations; Chapter 5 Implementation Measures 8A and B and Chapter 4 Implementation Measure 4A.	No change needed
8	FEB 14 – MAR 14	M	Commissioners Kirkpatrick and Pitigliano	AG	Commissioners Kirkpatrick and Pitigliano requested that it be clearly stated in this Chapter that the Rural Valley Lands Plan and Foothill Growth Management Plan are applicable to the respective Valley and Foothill agricultural lands.	In Part 3, the RVLN and FGMP will be included in their original form and all policies have equal status; therefore replication in Chapter 4, Agriculture, is not necessary.	No change needed

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9	FEB 14 – MAR 14	M	Staff	AG	George Finney asked that a new policy be drafted to address schools in agricultural areas	<p>New policy AG-1.15A, Schools in Agricultural Zones will be added as follows, “The County shall discourage the location of new schools in areas designated for agriculture, unless the School District agrees to the construction and maintenance of all necessary infrastructure impacted by the project”.</p> <p>Implementation Measure 6 will be included for Policy AG-1.15A as follows, “During the General Plan Referral (GPR) and CEQA processes, for new schools in agricultural areas, the County shall indicate to the School District which roadways and other public facilities and services require further analysis and cost considerations”.</p>	Policy Report revised 06/10/07
10	FEB 14 – MAR 14	M	Planning Commission	AG	Add an Implementation Measure that establishes the Agricultural Advisory Committee as the ongoing formal review body for issues relating to the agricultural zones and agriculture in Tulare County.	To implement policies under Chapter 4, add Implementation Measure 7 as follows, “The County shall continue to use an Agricultural Advisory Committee as the formal advisory body for issues relating to agricultural zones and agriculture in Tulare County.” Add AAC as responsible body.	Policy Report revised 06/19/07
LU (Existing Conditions Overview)							
1	June 23,	-	Staff	LU (Existing Conditions Overview)	In the first sentence, delete, “in the entire County”. In the second sentence, before “county parks”, change “and” to “along with.”		Policy Report revised 06/23/07

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	2007						
LU (Key Terms)							
1	NOV 18	L	Scott Cochran, TCAG	Land Use (Key Terms)	(Non Residential Development) The County should provide incentives (more square footage when building goes up instead of out) for denser, compact development.	Agree. This can more appropriately be addressed through in the development standards. The FARs also encourage this and may be used as incentives in hamlet and Community Plans. Implementation 1B has been added to consider smart growth incentives.	Policy Report revised 05/11/07
2	June 23, 2007	-	Staff	Land Use (Key Terms)	Big Box Retail. Add a definition, as follows: “Any large store format that is larger than a specified threshold of square footage in size. Generally, this threshold ranges from as low as 60,000 square feet to 200,000 square feet. Big box retail stores may include discount department stores, grocery stores, warehouse clubs, outlet stores or niche market stores offering a large selection of items in a particular category”.		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	Land Use (Key Terms)	Cross Slope. Delete this definition. Add a definition of Slope. The land use designations (Rural Residential; Mountain Residential; and Low Density Residential); and policies throughout the document will be reviewed and all references to “cross slopes” changed to “slopes”.		Policy Report revised 06/23/07
4	June 23, 2007	-	Staff	Land Use (Key Terms)	Employee Housing. Add a definition, as follows: “Any portion of any housing accommodation, or property upon which a housing accommodation is located, as defined in §17008 Health and Safety Code.”		Policy Report revised 06/23/07
5	June 23,	-	Staff	Land Use (Key Terms)	Farmworker Housing. Add the definition in the Zoning Ordinance modified to reflect current law, as follows:		Policy Report

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	2007				“Any housing or living accommodation or camping facilities maintained in connection with any work or place where farm work is being performed, providing for the housing of five or more agricultural employees”.		revised 06/23/07
6	June 23, 2007	-	Staff	Land Use (Key Terms)	Mixed Use. Change first sentence to read, “Any combination of retail/commercial, service, office, residential, hotel, or other use in the same building or on the same site typically configured ...”		Policy Report revised 06/23/07
7	June 23, 2007	-	Staff	Land Use (Key Terms)	Rural (Non-Agricultural) Development. Move this definition to Chapter 2 Planning Framework.		Policy Report revised 06/23/07
8	June 23, 2007	-	Staff	Land Use (Key Terms)	Slope. Add a definition, as follows: “The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with a single direction of slope. Simple slope is measured by the following formula: simple slope = (V/H) X 100 where V = vertical distance between the highest elevation and lowest elevation of a straight line drawn perpendicular to the sloping surface; H = horizontal distance of a straight line drawn perpendicular to the sloping surface.”		Policy Report revised 06/23/07
9	June 23, 2007	-	Staff	Land Use (Key Terms)	Sprawl. Add a definition, as follows: “An inefficient pattern of land use conversion in which the growth rate of urbanized land significantly exceeds the rate of population growth over a specified time period. Typically sprawl is an auto-dependent, single use, often discontinuous, low-density development pattern”.		Policy Report revised 06/23/07
10	June 23, 2007	-	Staff	Land Use (Key Terms)	Supercenter. Add a definition, as follows: “Supercenters typically average in size about 250,000 square feet and are considerably larger than big box outlets. Supercenters contain a full sized grocery store and full size discount retail		Policy Report revised 06/23/07

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					store under the same roof. The average supercenter is approximately six acres with required parking spaces four to seven times larger”.		
11	June 23, 2007	-	Staff	Land Use (Key Terms)	Urban Development. Move this definition to Chapter 2. Planning Framework.		Policy Report revised 06/23/07
LU (Designation Section, Table LU-5.1)							
1	June 23, 2007	-	Staff	Land Use (Table LU-5.1)	Land Use Designations, Dwelling Units Per Acre Column Remove word “Gross” from column description. An acre is gross unless specified as net. Clarify under Resource Designations that the densities are “maximum” densities.		Policy Report revised 06/23/07
2	June 23, 2007	-	Staff	Land Use (Table LU-5.1)	Land Use Designations, Consistency DU/Acre We need to consistently use one way of writing du/acre. Change all the many ways in the text: DU/acre; dwelling unit per acre; DU/Gross Acre; DU/acre; and DUA to DU/Acre.		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	Land Use (Table LU-5.1)	Dwelling Unit/Acre Conversions Correct allowable du/acre conversions in the table and text as follows: Low Density Residential (LDR) – 1 – 3.5 Du/Acre Low-Medium Density Residential (LMDR) – 3.5 – 8.7 Du/Acre		Policy Report revised 06/23/07
LU (Designation Section, Table LU-5.1, Superscripts)							

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1	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	Change text for superscript (1) as follows, “Urbanized uses under the Rural Residential (RR), Highway Commercial (HC), Service Commercial (SC), Recreation Commercial (RC), Heavy Industrial, Public/Quasi-Public, Public Recreation and Urban Reserve categories inside City Urban Development Boundaries are only allowed as provided for in Chapter 2, Planning Framework, Section 2.8, Implementation Measure #2.”		Policy Report revised 06/23/07
2	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	Change text for superscript (2) as follows, “Minimum Lot Sizes for Residential Uses: public water and onsite septic 12,500 square feet; onsite water and septic 1 acre; and well and sewer 8,000 square feet or 20,000 square feet of lot coverage, whichever is greater”.		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	Superscript (3) refers to Hamlet Mixed Use, not Mixed Use in general. Therefore, change the placement of the superscript in the table to reference Hamlet Mixed Use only. Change the text for superscript (3) as follows, “Hamlet Mixed Use developments may include residential uses and commercial services that do not <i>impact</i> the provision of services to existing development.”		Policy Report revised 06/23/07
4	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	The superscript reference (4) in the FAR column refers to Foothill Growth Management Plan. It does not make any sense for Valley Agriculture, Resource Conservation or Timber Production to have this superscript after it. Therefore, remove it from these locations.		Policy Report revised 06/23/07
5	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	FAR does not make any sense applied to any land use designation with over one acre of land, such as in Foothill Agriculture, Resource Conservation Area, or Timber Production where a minimum parcel size of 160 acres is permitted. However, it is required by statute. Therefore, add a new		Policy Report revised 06/23/07

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					superscript (5) for all Resource designations as follows: “For Resource designations, FAR is intended to represent the building intensity for the area so designated and not on per parcel FAR basis. FAR does not apply to facilities necessary for resource production.”		
6	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	In the table, remove FAR from Rural Residential and Mountain Residential for consistency with text.		Policy Report revised 06/23/07
7	June 23, 2007	-	Staff	Land Use (Table LU-5.1 - Superscripts)	Add a new superscript (6) to Dwelling Units Per Acre and Maximum FAR columns, as follows: “Increased density or intensity above that specified may be permitted pursuant to an adopted Community Plan or Specific Plan to achieve planning goals as set forth herein”.		Policy Report revised 06/23/07
LU (Designation Section, Resource Use)							
1	June 23, 2007	-	Staff	LU (LU Designation Section, Resource Use)	Valley Agriculture – Add text as follows after last sentence: “The Rural Valley Lands Plan applies to all lands designated Valley Agriculture”.		Policy Report revised 06/23/07
2	Nov. 13, 2006	-	Agricultural Advisory Committee	LU (LU Designation Section, Resource Use)	Valley Agriculture - With reference to the list of animals, Jim Sullins suggested that all specific animals are replaced with the catch all term ‘livestock’ or add ‘swine’ to the list.	The definition will be amended to replace the listed animals with the word “livestock”.	Policy Report revised 07/08/07
3	MAR 21	L	Juliet Allen, USDA	LU (LU Designation Section, Resource Use)	Third, it appears that non-corridor areas under the update are no longer even intended to be maintained primarily in agricultural and open space use as is provided for in the FGMP (p.6). The new “Foothill Agriculture” (FA) land use designation	This standard is more restrictive than the current Zoning Ordinance. It does not open the door to eventual large parcel subdivision due	Policy Report revised 07/08/07

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					<p>(Part I, p.5-7) for lands outside the development corridors includes a minimum parcel size of 160 acres with one principal and one secondary dwelling unit per parcel, the latter unit for a relative or caretaker. However, on top of this, for every additional 40 acres, one additional dwelling is allowed. This means, for instance, that 10 units would be allowed on a 500 acre ranch outside the development corridor. Absent requirements for this housing to be ancillary to the original agricultural operation and clustered in one area, the door is open to eventual large parcel subdivision of all foothill extensive agricultural lands. Subdivision might start as a “family compound” with undivided ownership of the land. Over time, the argument for dividing the ownership of the land would be that doing so would make no difference on the ground, so why not.?</p> <p>We believe that these changes turn on its head the FGMP’s concept of determining residential density inside the corridors on the basis of water and soil capability, and of preserving agricultural lands outside of development corridors. Without debating the merit of either approach, the point is that there have in fact been important changes even as the update has been publicly represented to be the same as the FGMP. In our view, the important substantive point is the potentially large effect on the expansion and configuration of foothill development generally, the requirement for public infrastructure and fire protection, and therefore also resulting in the unplanned, unmanaged expansion of the urban interface with public wildlands.</p>	<p>to the minimum parcel size requirement. A parcel allows one principle and one secondary unit. The minimum parcel size is 160 acres. Therefore, it is only two homes for the first 160 acres. The text will be clarified to change the words “per lot” to “per 160 acres”.</p> <p>This will be clarified to state that, “One additional unit may be allowed for every 40 additional acres over 160 acres.”</p> <p>Valley Agriculture will also be clarified by adding, “over the minimum parcel size” to the end of the bullet.</p>	
4	June 23, 2007	-	Staff	LU (LU Designation Section, Resource Use)	<p>Foothill Agriculture – As the FGMP ends at the federal lands boundary, delete references to the mountain regions, changing the last sentence to read, “This designation is located primarily outside Urban Development Boundaries and within Foothill Development Corridors, in the foothills”. Add text as follows after the last sentence, “The Foothill Growth Management Plan applies to all lands designated Foothill Agriculture”.</p>		Policy Report revised 06/23/07

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5	June 23, 2007		Staff	LU (LU Designation Section, Resource Use)	Resource Conservation – Clarify wording as follows: “specifically preserved for timberland protection (non-TP designated)...”; “Uses typically allowed in this designation are those related to resource utilization and resource conservation activities and could include uses that provide ...”		Policy Report revised 06/23/07
6	June 23, 2007	-	Staff	LU (LU Designation Section, Resource Use)	Add a new land use designation to address Native American lands under Resource Section in Table LU-5.1, Land Use Designations, and text as follows: Native American Reserve (NAR) This designation recognizes tribal trust and reservation lands managed by a Native American Tribe under the United States Department of the Interior’s Bureau of Indian Affairs.		Policy Report revised 06/23/07
7	June 23, 2007	-	Staff	LU (LU Designation Section, Resource Use)	New Land Use Designation - While an Urban Reserve land use designation was added to Table LU 5.1, there is no purpose statement or policies relating to how the reserve designation will be used. Therefore, add an Urban Reserve designation, under the Resource Section in Table LU-5.1, Land Use Designations, and text as follows: Urban Reserve (UR) This designation establishes a holding zone whereby properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. The UR designation shall be appended by the intended future land use designation, for example, Urban Reserve – Heavy Industrial (UR-HI). When a rezoning occurs without a general plan amendment, the UR designation shall be removed from the parcel. This designation applies primarily within Urban Development Boundaries.		Policy Report revised 06/23/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
LU (Designation Section, Residential)							
1	June 23, 2007	-	Staff	LU (LU Designation Section, Residential)	<p>Rural Residential –In order to be internally inconsistent with policies LU-3.5 (Rural Residential Designations) and AG-1.12 (Ranchettes), specify exactly where in the County the designation will be applied. The description is internally contradictory in that it says that it is located “away from” cities and communities, but then states it is primarily located “at the edges of Urban Development Boundaries”. Therefore, clarify the text as follows,</p> <p>“This designation establishes areas for single family dwellings and farmworker housing in agricultural or rural areas where dispersed residential development on 1-5 acre parcels is set forth in Community or Sub-Area Plans.”</p>		Policy Report revised 06/23/07
2	June 23, 2007	-	Staff	LU (LU Designation Section, Residential)	<p>Mountain Residential – This designation is for large parcels only (1.1 – 2 du/acre). The only other designation that may apply to the mountains is Low Density Residential (3 du/acre max.). Under this policy, new subdivisions would be precluded from developing in the mountains. Is it the County’s intent to do this? Therefore change the text to allow up to 4 du/acre.</p> <p>Add “tourist-related lodging and activities” as permissible uses, and remove “equipment and supply sales and resource extraction” from the list.</p>		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	LU (LU Designation Section, Residential)	<p>Low Density Residential (LDR) – According to the table, Low Density Residential is permitted inside UDB’s. Therefore, clarify to state “This designation is typically found inside communities or on the outside edge of Urban Development Boundaries”. Change lot size range as follows, “...on lots typically ranging from 12,500 feet to one acre.”</p>		Policy Report revised 06/23/07
4	DEC 6	L	Steve Brandt	LU (LU Designation Section,	The Low-Medium-Density Residential designation is proposed to have a gross density range of 3.1 to 6.0 units per acre. The text also states that lot sizes range from 6,000 to 12,500 sq. ft.	The minimum lot size has been changed to 5,000 square feet to allow for innovative single family	Policy Report revised 06/23/07

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				Residential)	Based upon my experience I would submit that it is physically and mathematically impossible to obtain a gross density of 6.0 units per acre with a minimum 6,000 sq. ft. lots. (He gives the mathematical calculations in his comments). I suggest that to achieve higher density, the County consider changing the Low-Medium Density lot size range to 4,000 to 12,500 sq. ft. so that it is internally consistent with the goal of 3.1 to 6.0 units per gross acre.	home designs on 'postage stamp' lots.	
5	JAN 14	L	G. Schwaller	LU (LU Designation Section, Residential)	Low Density Residential (LDR), Maximum Density: "When areas in this designation are identified . . . acreage minimums <i>must</i> not be below 2 acres." "Areas with 30 percent . . . slopes <i>must</i> have . . . minimums . . ."	The language as it stands allows for the variance process to address situations where a landowner would otherwise be denied rights available to adjacent property owners when there are geographic or topographic constraints relating to the property.	No change needed
6	NOV 18	L	Scott Cochran, TCAG	LU (LU Designation Section, Residential)	Low-Medium Residential (LMDR). The County should consider small grocery, hardware and drug stores as residential support uses.	Separation of use concepts in the general plan directs such uses to neighborhood commercial areas in community plans. The County will have land use designations that will allow for mixed use.	No change needed
7	NOV 18	L	Scott Cochran, TCAG	LU (LU Designation Section, Residential)	High Density Residential (HDR). The County should consider raising the density on a per discretionary basis.	Agree. See Table LU-5.1, Land Use Designations, new superscript (6), which allows for increased density and intensity to be specified in Community or Specific Plans.	Policy Report revised 05/11/07
8	Nov. 13, 2006	-	Agricultural Advisory Committee	LU (LU Designation Section, Residential)	The residential dwelling units per gross acre, particularly in the Low and Low Medium Density Residential seem very low. The range is from 1.1. to 6 units. George noted that there is no overlap in the residential densities.	See revisions to Land Use Table and text.	No further change needed
LU (Designation Section, Commercial)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	General Commercial (GC) - Change last sentence as follows, “This designation is found primarily within Urban Development Boundaries”.		Policy Report revised 06/23/07
2	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Neighborhood Commercial (NC) – Change last sentence as follows, “This designation is found primarily within Urban Development Boundaries”.		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Community Commercial (CC) – Change last sentence as follows, “This designation is found primarily within Urban Development Boundaries”.		Policy Report revised 06/23/07
4	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Highway Commercial (HC) – Add ‘big box retail’ to the list of permissible uses. Change last sentence as follow, “This designation is located primarily within Urban Development Boundaries and pursuant to Regional Growth Corridor Plans and policies.		Policy Report revised 06/23/07
5	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	<p>Central Business District Change the wording to read,</p> <p>Town Center (TC) This designation establishes the commercial core of the community and provides for a concentration of businesses and a central gathering place for social activity, commonly formed around a pedestrian oriented “main street”. Uses typically allowed include: eating and drinking establishments; retail sales; personal, medical and professional services; entertainment venues; civic uses; medium-high-and high density residential dwellings; and mixed use development. These areas may contain a combination of vacant or infill parcels and parcels with the potential to redevelop over time. This designation is found only within Urban Development Boundaries.</p> <p>Change FAR in table to 2.0.</p>		Policy Report revised 06/23/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
6	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Service Commercial (SC) – Change last sentence as follows, “This designation is found primarily within Urban Development Boundaries”.		Policy Report revised 06/23/07
7	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Commercial Office (CO) – Change last sentence as follows, “This designation is found primarily within Urban Development Boundaries”.		Policy Report revised 06/23/07
8	June 23, 2007	-	Staff	LU (LU Designation Section, Commercial)	Commercial Recreation (CR) – Change last sentence as follows, “This designation is found primarily within the foothill and mountain planning areas”.		Policy Report revised 06/23/07
LU (Designation Section, Mixed Use)							
1	June 23, 2007	-	Staff	LU (LU Designation Section, Mixed Use)	<p>Hamlet Mixed Use (HMU) – Replace this designation with a more broadly applicable designation that also addresses the needs of communities and regional growth corridors:</p> <p>Mixed Use (MU) This designation establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use. Mixed Use areas allow for higher density and intensity development, redevelopment or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. Specific Plans</p>		Policy Report revised 06/23/07

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					may be required to assist in the consideration of Mixed Use development proposals. This designation is found within Urban Development Boundaries, Hamlet Development Boundaries and pursuant to Regional Growth Corridor Plans and policies. Establish a maximum of 30 du/acre; FAR .05.		
2	June 23, 2007	-	Staff	LU (LU Designation Section, Mixed Use)	Foothill Mixed Use (FMU) – Change first sentence as follows, “This designation establishes areas within Foothill Development Corridors for...” Delete the first sentence in the information box that follows FMU.		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	LU (LU Designation Section, Mixed Use)	New Land Use Designation to address large scale projects under the Mixed Use Section in Table LU-5.1, Land Use Designations, and text as follows: Planned Community Area (PCA) This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a Community Plan does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential, commercial, administrative, industrial and other activity. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth.		Policy Report revised 06/23/07
LU (Designation Section, Industrial)							

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C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	NOV 18	L	Scott Cochran, TCAG	LU (LU Designation Section, Industrial)	Freight Village (FV). Provide a description of "Freight Village" under the Industrial Land Use Designations.	Not needed. Such facilities can be located in service commercial and industrial zones. We also have a definition in Transportation and Circulation. Also, see TC-1.7.	No change needed
2	June 23, 2007	-	Staff	LU (LU Designation Section, Industrial)	Light Industrial (LI) – Change last sentence as follows, "This designation is found primarily within Urban Development Boundaries and pursuant to Regional Growth Corridor Plans and policies".		Policy Report revised 06/23/07
3	June 23, 2007	-	Staff	LU (LU Designation Section, Industrial)	Heavy Industrial (HI) – Change last sentence as follows, "This designation is found primarily within Urban Development Boundaries and pursuant to Regional Growth Corridor Plans and policies".		Policy Report revised 06/23/07
4	June 23, 2007	-	Staff	LU (LU Designation Section, Industrial)	Public/Quasi-Public (P/QP) - Change last sentence as follows, "This designation is found primarily within Urban Development Boundaries and pursuant to Regional Growth Corridor Plans and policies". Add "airports" to the list.		Policy Report revised 06/23/07
5	June 23, 2007	-	Staff	LU (LU Designation Section, Industrial)	Public Recreation (PR) – Delete last sentence.		Policy Report revised 06/23/07
Section LU 5.1							
1	JAN 2	L	Scott Cochran, TCAG	Section LU 5.1	The County should provide incentives to development that incorporates smart growth, infill, or compact development, etc.	Implementation 1B has been added to consider smart growth incentives, including infill and densification.	Policy Report revised 05/11/07
Goal LU-1							
1	JAN	L	G. Schwaller	LU 1	Where's the part about developer impact fees and "pay as you go?" We need to implement these right away.	Impact fees and other financing mechanisms are covered in the	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	14					Public Facilities and Services Element, PFS-1.5 through PFS-1.10.	
LU-1.1 (Smart Growth)							
1	JAN 14	L	G. Schwaller	LU 1.1 (Smart Growth)	<p>“Requiring new growth to occur in existing communities,” “prohibiting sprawl,” “requiring infill,” ADD: requiring water- and energy-efficient buildings and landscaping, providing facilities for public transportation, and providing parks and recreational facilities, including trails. Is this the right place to put mitigation for loss of ag land and open space?</p>	<p>Where growth can occur is spelled out in the Planning Framework Element.</p> <p>A definition of sprawl has been included in the key terms.</p> <p>Chapter 4, Agriculture, Implementation 4A will provide for coordination of a mechanism to track sprawl. We also cannot force property owners to infill their property.</p> <p>Energy efficient buildings are addressed in Chapter 9, Air Quality, Implementation 9B; Chapter 5, Land Use, Policy LU-7.15, Energy Conservation; and Chapter 8, Environmental Resources Management, Policy ERM-4.1, Energy Conservation Measures. A cross reference with the LEED definitions will be provided in Chapter 9, Key Terms. In Chapter 5 Implementation Measure 12 for Policy LU-7.15 and AQ-3.5 as follows, “The County shall review LEED and LEED-ND certification requirements and develop an implementation program.”</p>	<p>No change needed</p> <p>Policy Report revised 05/11/07</p> <p>No change needed</p> <p>Policy Report revised 07/08/07</p>

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						Mitigation for the loss of agricultural lands can be found in Chapter 4, Agriculture, Implementations 1A..	
2	NOV 18	L	Scott Cochran, TCAG	LU 1.1 (Smart Growth)	This policy should add incentives for those developments implementing “smart growth” practices. Additionally two bullets should be added (i.e. sustainability and connectivity)	<p>Agreed. A new bullet will be added to LU-1.1 to read: “encouraging connectivity between existing and new development.”</p> <p>Implementation 1B has been added to consider smart growth incentives.</p> <p>A main purpose behind the General Plan is to promote sustainability (Self-Sustaining Communities, Principle 3, B-2).</p>	<p>Policy Report revised 05/11/07</p> <p>Policy Report revised 05/11/07</p> <p>No change needed</p>
3	FEB 14	L	Tulare County Citizens for Responsible Growth	LU 1.1 (Smart Growth)	<p>This is an excellent policy. We recommend that an additional criterion be added to the list of principles: <i>efficiency of land use</i>. Also, this policy lacks an implementation measure. One possible measure would be to adopt specific guidelines for community, hamlet and specific plans which articulate standards for achieving these smart growth principles. These guidelines could be based on the new LEED-ND standards.</p> <p>(LEED-ND stands for Leadership in Energy and Environmental Design for Neighborhood Development. Developed by a blue-ribbon panel of experts and leaders in architecture, planning, building, land development and the environment, LEED-ND is a set of standards for superior neighborhood design and location based on the principles of smart growth, which officially recognizes and certifies land development proposals that offer superior alternatives to sprawl. The program, which is in its pilot stage, will be administered under the same “LEED” framework which has been widely and successfully used by the Green Building Council to certify green buildings. More information is available at www.usgbc.org/leed/nd.)</p>	<p>The goal for LU-1 will be changed to add the words: “...and highly efficient land use” after “...standards”.</p> <p>Implementation 1B has been added to consider smart growth incentives.</p> <p>Implementation Measure 4A has been added in Chapter 4, Agriculture, to address land use efficiency.</p> <p>Definitions for LEED and LEED-ND have been added to the key terms.</p>	<p>Policy Report revised 05/11/07</p> <p>Policy Report revised 05/11/07</p> <p>No change needed</p> <p>Policy Report revised 05/11/07</p>

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4	FEB 13	L	Center on Race, Poverty and The Environment	LU 1.1 (Smart Growth)	This policy contains no implementation measures. The County should require developers to adhere to the tenants of smart growth to preserve agricultural land, prevent leapfrog development and sprawl, and protect natural resources and public health.	Implementation 1B has been added to consider smart growth incentives. Implementation Measure 4A has been added in Chapter 4, Agriculture to address land use efficiency. Additional tenants cited are integrated in other elements throughout.	Policy Report revised 05/11/07 No change needed No change needed
5	Mar. 27, 2007	-	Agricultural Advisory Committee	LU 1.1 (Smart Growth)	After reviewing American Farmland Trusts submission (date), members had the following suggestions: <ul style="list-style-type: none"> ▪ Craig Knudson suggested that the County set restrictive minimum densities and not change UDB's. ▪ Jim Sullins requested an accurate, technically sound assessment of measurement of ag land loss and efficiency. ▪ Dave Sharp indicated that each community is going to be different and therefore any measures need to apply community by community. ▪ Shirley Kirkpatrick recommended City-Centered Growth. ▪ Greg Woodard suggested that there be incentives for infill provided. ▪ Shirley Kirkpatrick pointed out that the County has serious infrastructure problems. 	See Policies in Planning Framework. See Chapter 4, Implementation 1A. Comment noted. Comment noted. See Chapter 5, Implementation 1B. Comment noted.	No changes needed
LU-1.4 (Compact Development)							
1	NOV	L	Scott Cochran, TCAG	LU-1.4 (Compact Development)	The County should provide incentives for those projects implementing compact development.	Agree. Implementation 1B has been added to consider smart growth	Policy Report revised 05/11/07

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	18					incentives.	
LU-1.4 (Compact Development)							
1	July 18, 2007	-	Staff	LU-1.7 (Development on Slopes)	<p>This policy will be revised as follows, “The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist, shall be required demonstrating the suitability of any proposed or additional development”. [New Policy]</p> <p>An information box will be added after this policy referencing the other slope policies, Chapter 8, Environmental Resources Management, Policy ERM-7.3, Protection of Soils on Slopes; and Policy FGMP-9.11, Development on Slopes.</p>		Policy Report revised 07/22/07
LU-1.8 (Encourage Infill Development)							
1	JAN 14	L	G. Schwaller	LU-1.8 (Encourage Infill Development)	“The County shall <i>require</i> and provide incentives for . . .”	Reject. The plan needs to retain flexibility.	No change needed
2	JAN 3	L	Mike Olmos, City of Visalia	LU-1.8 (Encourage Infill Development)	Policy LU 1.8 states that the County will encourage and provide incentives for infill to occur in cities, communities, hamlets and so on. What types of incentives does the County have in mind for infill to occur in cities?	The word “cities” will be removed from the first sentence.	Policy Report revised 06/24/07
LU-1.9 (Highway 99 Corridor Plan)							
1	JAN	L	Mike Olmos, City of Visalia	LU-1.9 (Highway 99 Corridor Plan)	I recall George saying that the Highway 99 Corridor Plan identified in the General Plan Update will not propose	Policies do not specifically exclude such plans within City UAB’s. If	No change needed

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	3				<p>development on unincorporated lands within Urban Area Boundaries of cities along the corridor. If it is, can LU-1.9 be modified to clarify this point?</p> <p>I don't see mention of corridor plans for any other State Highways (198, 65, 245, etc) Can I interpret this to mean that the GP Update will not propose such development plans for these corridors?</p>	<p>they did, Goshen could be affected, therefore redevelopment within Goshen and Tagus could be precluded. The cities will play a significant role as provided for by in Chapter 2, Planning Framework, Policies PF-4.1, UABs for Cities, and PF-4.4, Planning in UDBs.</p> <p>Please see the following staff revisions to Part II, Area Plans, Corridors, Implementation Measures 2 & 3.</p>	
2	July 15, 2007	-	Staff	LU-1.9 (Highway 99 Corridor Plan)	<p>The title of this policy will be changed to Highway 99 Valley Corridor to differentiate between this valley wide effort and the regional growth corridors. The policy will be moved to Part II Area Plans, Corridors as Policy C-1.7 and will reference both 99 & 65.</p> <p>Chapter 5 Implementation Measures 7 & 8 will also be moved to Corridor Implementation 3 and combined, with the text changed as follows, "The County shall establish a committee of community residents, businesses, and County staff to develop corridor plans for Highways 99 and 65, including phasing and financing measures that builds on valley-wide efforts by Caltrans and the Great Valley Center. (New Program)."</p>		Policy Report revised 07/22/07
LU-1.10 (Specific Plan Content)							
1	JAN 14	L	G. Schwaller	LU-1.10 (Specific Plan Content)	<p>"The County shall require Specific Plans for . . . more than 20 acres . . ." Ten acres would be even better. Far too many projects are much smaller than 160 acres. Why should any commercially developed projects be exempt from Specific Plans?</p>	<p>The Planning Commission thought that 80 acres is a size at which impacts, specifically infrastructure impacts, become significant and require extra consideration. Site Plan Review is a better option for smaller, typically lower impact projects.</p>	Policy Report revised 05/11/07

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						Because an Area Development Plan, required in the Planned Community Area land use designation is similar to a Specific Plan, the policy will be amended to state, "Specific Plans or equivalent plans...."	Policy Report revised 05/11/07
2	JAN 14	L	G. Schwaller	LU-1.10 (Specific Plan Content)	General Site Planning and Development Standards: These should include water efficiency , as well as energy efficiency.	Agree. Water efficiency will be added.	Policy Report revised 05/11/07
3	NOV 18	L	Scott Cochran, TCAG	LU-1.10 (Specific Plan Content)	Development Standards – The County should also consider connectivity along with integration with existing communities. The Circulation network should include rail with the other modes of transportation.	Agree. Amendments will be made as follows: "The Design Framework shall...existing adjacent community, and future growth areas". "The Circulation Framework will address the proposed circulation network, system elements, connectivity on all sides of the project,..." This framework...pedestrian movement, transit, rail, air and inter-modal connectivity."	Policy Report revised 05/11/07 for all comments
4	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-1.10 (Specific Plan Content)	This policy states that all Specific Plans should comprise five planning frameworks: Land Use, Design, Circulation, Infrastructure/Public Facilities and Finance. These are all good frameworks, but Specific Plans should also include a Conservation Framework, which addresses issues including but not limited to preservation of agriculture, wildlife habitat, and open space; protection of water resources; energy- and water-efficiency, and air quality.	Reword wording in the first paragraph under Specific Plan Content as follows: "State law, and provisions of this General Plan." Replace with, "at a minimum such Specific Plans shall comprise five planning frameworks..."	Policy Report revised 05/11/07
5	FEB 14 –	M	Commissioner	LU-1.10 (Specific Plan Content)	Commissioner Whitlatch suggested that the policy be modified to require Specific Plans for projects of 80 acres or larger as	Policy LU-1.10 has been amended to reflect this.	Policy Report

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	MAR 14		Whitlach		such a size typically triggers the need for consideration of additional public services and facilities.		revised 06/19/07
6	June 24, 2007	-	Staff	LU-1.10 (Specific Plan Content)	<p>Under Housing Mix, change sentence to state,</p> <p>“A key to the housing component will be incorporation of housing opportunities including a mix of housing types, for households having a mix of income ranges, including a phasing strategy that ensures the development of this mix, <i>including prioritizing construction of higher density housing</i> as part of each phase of the project.” (Per BoS PC 08.22.06)</p> <p>Under Infrastructure/Public Facilities Framework, retitle to ...Facilities <i>and Services</i>.... And reword as follows:</p> <p>“...natural gas, communications, parkland, schools, libraries, <i>law enforcement, fire suppression</i>, and other needed public facilities and services.”</p>		Policy Report revised 06/24/07
LU-1.12 (Commercial and Industrial Highway Growth)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-1.12 (Commercial and Industrial Highway Growth)	<p>This policy should be strengthened to ensure that commercial and industrial growth does not lead to the premature loss of agricultural land and open space. Uncontrolled commercial highway development anywhere along Highway 99 and SR 65 would be highly growth-inducing, and would inevitably increase development pressure on adjacent farmland. Commercial and industrial development along highways, excluding that which is directly tied to agriculture, should occur only where those highways fall within the boundaries of UDBs or HDBs.</p> <p>The policy should be revised to read: <i>The County shall allow commercial and industrial growth to locate <u>only</u> within UDBs <u>and</u> HDBs.</i></p>	<p>LU-1.12 and corresponding Implementation Measure 8 will be moved to Part II, Area Plans, Corridors. This chapter spells out parameters for preparing Regional Growth Corridor Plans, which are required before growth can occur.</p> <p>Reject. Significant planning must be done before commercial and industrial development will be allowed.</p>	<p>Policy Report revised 07/22/07</p> <p>No change needed</p>

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Goal LU-2							
1	JAN 14	L	G. Schwaller	LU-2	Perhaps this is where we could talk about mitigation requirements for any loss of these lands.	Mitigation can be one of the elements to conserve such lands but doesn't need to be in the goal itself.	No change needed
LU-2.1 (Agricultural Lands)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-2.1 (Agricultural Lands)	This is a very good policy. However, there are no implementation measures associated with it. The County can use incentives, conservation easements, and prohibitory policies to focus growth into existing cities, communities and hamlets.	This policy, along with many other policies in the Draft Plan achieve this. It is self implementing. Also, see Policy AG-1.6 and AG-1.7. as well as Implementation 2.	No change needed
LU-2.2 (Agricultural Parcel Splits)							
1	NOV 18	L	Scott Cochran, TCAG	LU-2.2 (Agricultural Parcel Splits)	Remove the word "generally".	The word "generally" will be removed.	Policy Report revised 05/11/07
LU-2.3 (Allowable Uses on Resource Conservation Lands)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	LU-2.3 (Allowable Uses on Resource Conservation Lands)	We recommend that this policy be re-titled "Allowable Uses on Timber Production Lands". We recommend that a new "Allowable Uses on Resource Conservation Lands" policy be added to the Land Use Element. Since over half of the county is designated Resource Conservation, It is important to specify what uses (e.g., grazing, hunting and fishing clubs, guest ranches, campgrounds and	The title of Policy LU-2.3 will be changes as requested. The first sentence will be amended to change "Resource Conservation" to "Timber Production". The Resource Conservation (RC) land use designation description will	Policy Report revised 05/11/07 Policy Report revised 05/11/07

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					summer camps) may be allowed on those lands with the approval of a special use permit.	be amended to read, "Resource operations and other facilities such as grazing, hunting and fishing clubs, guest ranches, campgrounds and summer camps on private lands require a Special Use Permit". The BOS on 08/08/06 asked that this policy be moved to ERM Policy 5-19.	Moved policy to ERM
2	JAN 17	L	Del Strange	LU-2.3 (Allowable Uses on Resource Conservation Lands)	Add sixth bullet point: "Will not degrade the watershed and/or water quality due to increased erosion."	Agree. A sixth bullet will be added. Also see ERM-1.4, 1.5, 1.6, WR-2.3,& 2.4. Also, the first bullet will be removed as it implies that new uses can be allowed only on properties with a former mine site.	Policy Report revised for both comments 05/11/07
LU-2.4 (Open Space Character)							
1	JAN 14	L	G. Schwaller	LU-2.4 (Open Space Character)	This section should also address "dark skies" lighting requirements to minimize light pollution and maintain scenic open space character. Prohibit building on hilltops and ridgelines in scenic areas, to reduce damage to the viewshed.	Dark skies have for some time been addressed as a Standard Condition of Approval for all discretionary use permits in Tulare County. Policy LU-2.4 is a companion to SL-1.1, Natural Landscapes. Both policies will be clarified to note that new development includes all discretionary projects, including parcels maps and subdivisions.	Policy Report revised 06/24/07
2	June 24, 2007	-	Staff	LU-2.4 (Open Space Character)	Change wording to read, "...character of rangelands, including <i>within the</i> view corridors of highways...".		Policy Report revised 06/24/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
LU-2.5 (Residential Agricultural Uses)							
1	June 24, 2007	-	Staff	LU-2.5 (Residential Agricultural Use)	Reword as follows, “The County shall limit residential development of lands designated for agricultural use. Only residences needed to support farming operations, agricultural tourism, and agricultural support services shall be allowed”.		Policy Report revised 06/24/07
LU-2.6 (Agricultural Support Facilities)							
1	June 24, 2007	-	Staff	LU-2.6 (Agricultural Support Facilities)	Change to read, “The County shall encourage <i>beneficial</i> reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses) to provide employment” (Per BoS SW 08.28.06)		Policy Report revised 06/24/07
2	FEB 14 – MAR 14	M	Planning Commission	LU-2.6 (Agricultural Support Facilities)	Add Implementation Measure 8F for Policy LU-2.6 and LU-2.7, Agricultural Support Facilities, as follows, “The County shall adopt an Ordinance to facilitate reuse of existing abandoned, agricultural support facilities, considering the following factors: <ul style="list-style-type: none"> ▪ The use of Site Plan Review or Administrative Use Permit to change from one agricultural use to another; ▪ A requirement for a Special Use Permit to change from an agricultural use to a non-agricultural use; ▪ Upgrading of the site for consistency with all County standards; ▪ The timing of how long a property owner needs to wait before conversion of an ag-oriented business into a new business should be permitted in order to 	Implementation Measure 8F shall be added as recommended.	Policy Report revised 06/19/07

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					prevent abuse; <ul style="list-style-type: none"> ▪ Consideration of restrictions on re-use such as auto showcases or boat sales; and ▪ Provision of reclamation plans and financial assurances for future site restoration. Such a reclamation plan may include removal of the buildings. 		
2	FEB 14 – MAR 14	M	Commissioner Whitlatch	LU-2.6 (Agricultural Support Facilities)	Commissioner Whitlatch asked that an inventory of abandoned warehouses and other such agricultural support facilities be prepared as another means to fast track conversion. Such survey would indicate infrastructure and services available to the site.	Implementation Measure 8G will be added as follows, “The County shall consider preparing an inventory of abandoned warehouses and other such agricultural support facilities to facilitate track conversion. Such survey would indicate infrastructure and services available to the site.” The County EDC would be the implementing party.	Policy Report revised. 06/19/07
LU-2.7 (Timing of Conversion From Urban Reserve)							
1	June 24, 2007	-	Staff	LU-2.7 (Timing of Conversion From Urban Reserve)	This policy complements the Urban Reserve land use designation: New Policy Under Resource Uses (LU-2.7), Timing of Conversion From Urban Reserve The following three criteria shall be used to determine when conversion of Urban Reserve designated properties to urban uses is appropriate: <ul style="list-style-type: none"> • The property is not subject to an agricultural preserve contract; • Full urban services, schools and infrastructure sufficient to serve urban development either are available or can be made available; and • At least 30% of the property boundaries are 		Policy Report revised 06/24/07

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					contiguous to existing urban development. [Existing Policy Community Plans for Tipton, & Terra Bella and Ducor modified per Supervisor Worthley 08/22/06]		
LU-2.8 (Merger of Substandard Agricultural Parcels)							
1	June 24, 2007	-	Staff	LU-2.8 (Merger of Substandard Agricultural Parcels)	<p>Per BoS 08/22/06, explore allowing more than one unit on (existing) parcels five acres in size or smaller, with attention to avoidance of conflicts with adjacent agricultural uses. Consider clustering for safety reasons, natural resource conservation, visual, dust control, etc. Note that Policy LU-3.2 addresses clustering as a best practice. Insofar as the number of units, according to staff analysis, at 8,000 square foot minimum lot size needed to accommodate water and septic onsite, densities of 5.5 units per acre could be built (on a 5 acre parcel). This would result in urban development without urban services. Instead, staff suggest adding the following policy:</p> <p>New Policy Under Resource Uses (LU-2.8), Merger of Sub Standard Agricultural Parcels “The County shall provide incentives to encourage the merger of sub-standard parcels of less than 10 acres in size located in agricultural areas, where such parcels are under common ownership.” [New Policy]</p> <p>Add the following New Implementation Measure 11 as follows,</p> <p>“The County shall, in cooperation with property owners, reinstitute Open Space and Land Conservation contracts for all parcels on prime agricultural land meeting the minimum land area as required under State law”. [New Implementation]</p>		Policy Report revised 06/24/07

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LU-3.1 (Residential Developments)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-3.1 to LU-3.7	There are no implementation measures for this goal or the corresponding policies. These are all important policies of Smart Growth. The County should develop requirements for clustering residential developments as well as designate areas for high density developments.	These policies are self implementing, in that they provide guidance for the design of Community and Sub-Area Plans. Policy LU-3.7 has already been implemented through the County's second unit ordinance.	No change needed
2	JAN 14	L	G. Schwaller	LU-3.1 (Residential Developments)	"The County shall <i>require commercially-built</i> new residential development"	Reject. The reasons for the request are unclear.	No change needed
LU-3.2 (Clustering of Rural Development)							
1	JAN 9	L	Mark Kielty, City of Tulare	LU-3.2 (Clustering of Rural Development)	Under LU-3.2, Clustering of Rural Development isn't this creating new hamlets and is it not the desire to not create new hamlets?	This policy applies to the few remaining undeveloped Rural Residential (RR) properties in the County. Policy LU-3.5 proposes restrictions for designation of new Rural Residential in the Valley areas.	No change needed
2	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-3.2 (Clustering of Rural Development)	We support the concept of clustering, which has been shown to minimize overall impacts of rural development when done properly. However, in the absence of detailed guidelines for where and how and under what circumstances clustering can occur, such a policy can cause unintended problems, by creating isolated pockets of dense development without adequate provisions for circulation, fire protection and sewer and water. We recommend that the County create a task force to develop a cluster ordinance that addresses issues including, but not limited to: <ul style="list-style-type: none"> ▪ Locational criteria requiring clustered development to be adjacent to existing development with adequate 	Agree. The title of the policy will be changed to "Cluster Development". Implementation Measure 8F will be added as follows, "The County shall prepare a cluster development ordinance, defining the process, incentives and standards". The means of consultation, and contents will be developed later, after further research.	Policy Report revised 05/11/07 Policy Report revised 07/08/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					<p>public services and facilities.</p> <ul style="list-style-type: none"> ▪ Requirements for both maximum and minimum densities of clustered parcels; ▪ Procedures that ensure the permanent preservation of remainder portions of property with the ideal outcome of creating a permanent boundary to developed areas; ▪ Thresholds of significance for provision of shared services such as water and sewer, fire-safe design (i.e., defensible space and multiple access roads), and transportation improvements; ▪ In hillside areas, use of a slope-density formula to calculate the number of allowable clustered parcels. <p>(Slope-density formulas are widely used by jurisdictions throughout California that allow development in hillside areas, in recognition of the fact that very steep slopes cannot safely support as much development as more gradual slopes due to geologic and fire hazards, and water, septic and road constraints. See Santa Clara County Code sections 2.20 and 5.45)</p>		
LU-3.3 (High Density Residential Locations)							
1	NOV 18	L	Scott Cochran, TCAG	LU-3.3 (High Density Residential Locations)	The County should provide incentives for those developments providing higher densities.	The Density Bonus Ordinance has been initiated by the Planning Commission.	No change needed
2	FEB 14 – MAR 14	M	Commissioner Whitlatch	LU-3.3 (High Density Residential Locations)	Commissioner Whitlatch asked that incentives for affordable housing be provided in communities.	See new Implementation Measures 1A and 1B.	No change needed
LU-3.4 (Mountain, Rural, and Low-Density Residential)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	JAN 12	L	Carole and Peter Clum	LU-3.4 (Mountain, Rural, and Low-Density Residential)	No buildings or grading should be permitted on slopes of 30 degrees or greater. Too much erosion results.	Reject. Average slope is a better standard as it allows for small lots or unusual circumstances. The word cross in reference to slopes has been deleted from the text of the document. The last sentence in the second bullet needs to be changed to read, "(unless clustering is used):"	Policy Report revised 05/11/07
LU-3.5 (Rural Residential Designations)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-3.5 (Rural Residential Designations)	We support this policy, and suggest that Policy AG-1.12, which "discourages" rural ranchette development in agricultural areas, should be revised to be consistent with this stronger policy.	AG-1.12 discourages ranchettes while LU-3.5 guards against designating new Rural Residential Areas, as in a Community or Specific Plan.	No change needed
2	FEB 14 – MAR 14	M	Commissioner Kirkpatrick	LU-3.5 (Rural Residential Designations)	Commissioner Kirkpatrick asked for clarification as to whether this policy also applies to the foothills and when it would be applicable.	George Finney provided language that would allow for these uses as buffers to urban development, to prevent sprawl, by modifying Policy LU-3.5 as follows, "The County shall not designate any new areas for rural residential development in the Valley area, unless it can be shown that other objectives, such as buffers, can be achieved".	Policy Report revised 06/10/07
3	FEB 14 – MAR 14	M	Staff	LU-3.5 (Rural Residential Designation)	Place a cross reference between Policy LU-3.5, Rural Residential Designations and AG-1.12, Ranchettes, be placed in an information box.	This will be done.	Policy Report revised 06/19/07

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LU-3.6 (Project Design)							
1	NOV 18	L	Scott Cochran, TCAG	LU-3.6 (Project Design)	The County should provide incentives for those developments providing amenities to the development.	Reject. This is not appropriate for this policy as the policy focuses on design constraints. Implementation 1B has been added to consider smart growth incentives.	No change needed Policy Report revised 05/11/07
LU-3.7 (Second Dwellings)							
1	June 24, 2007	-	Staff	LU-3.7 (Second Dwellings)	Clarify the policy as follows: “The County shall allow second dwelling units by ministerial permit in areas designated to allow single-family residential units. Such dwellings shall not be sold as independent units. Irrespective of the applicable maximum density limitation of the land use category, the second dwelling shall be clearly subordinate in size and similar in design to the primary dwelling.”		Policy Report revised 06/24/07
LU-4.1 (Neighborhood Commercial Uses)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-4.1 to LU-4.6	There are no implementation measures for this goal or the corresponding policies. Many of these policies will help the County implement Smart Growth principles. The County should develop commercial standards and necessary buffer zones.	Implementation 1A has been added to require preparation of Land Development Regulations for the County that will address buffers and land use transitions, amongst other standards. Implementation 1B has been added to consider smart growth incentives, including commercial standards.	Policy Report revised 05/11/07 for both comments

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
2	NOV 18	L	Scott Cochran, TCAG	LU-4.1 (Neighborhood Commercial Uses)	The County should provide incentives for those developments providing small neighborhood convenience facilities.	Implementation Measure 8G will be added as follows: "The County shall work with TCAG, EDC and the Redevelopment Agency to explore implementation strategies to promote and attract accessible neighborhood convenience services and jobs in unincorporated communities and hamlets".	Policy Report revised 07/08/07
LU-4.2 (Big Box Development)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-4.2 (Big Box Development)	The County should not permit big box developments unless provided for in a resident driven community or hamlet plan. As part of the approval process, the County should be required to make findings that development of the big box store will not adversely affect small local business; that the big box store satisfies a regional demand for goods or services; and that it will not overwhelm local infrastructure.	Agree. However, hamlets would not be appropriate locations for big box retail. Staff will clarify that big box retail would be typical found in the Community Commercial and Highway Commercial designations. The purpose statements for these designations contain locational criteria. Additionally, a definition for big box retail has been added.	Policy Report revised 05/11/07
2	JAN 14	L	G. Schwaller	LU-4.2 (Big Box Development)	"The County shall limit the size and location of large, "big-box" . . .	See above.	No further change needed
3	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-4.2 (Big Box Development)	The County should adopt a uniform standard policy for big box development, which belongs only in cities or communities (hamlets are too small to accommodate such large commercial developments, which serve a regional, rather than a local, population). Allowing big box retail outside of UDBs would be extremely growth-inducing. This policy should be revised to read: <i>The County shall approve large, "big box," retail businesses only within UDBs, and then only when it is consistent with the character of the area, the desires of the citizenry and the future economic development plans for the area.</i>	See above.	No further change needed

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LU-4.3 (Commercial Service Locations)							
1	FEB 14	L	Tulare County Citizens for Responsible Growth	LU-4.3 (Commercial Service Locations)	<p>These types of large commercial services belong in cities or within the UDBs of communities. The County should not allow this type of non-agricultural development in areas set aside for agriculture. This policy should be revised to read:</p> <p><i>The County shall provide for non-agricultural commercial service businesses such as warehouses, repair services, business support services, furniture sales and building materials sales where they will not adversely affect surrounding properties, typically in areas serving occasional needs rather than day-to-day needs, and only within UDBs of communities.</i></p>	Reject. Urban development is not restricted solely to UDB's in PF-1.2. Therefore, they would not be appropriate to single out commercial services for such a restriction.	No change needed
2	JAN 14	L	G. Schwaller	LU-4.3 (Commercial Service Locations)	This section is great, but it should also include requirements for providing and maintaining landscaping (e.g., must plant trees, native plants, mulch, drip irrigation) and for preventing light pollution (save "dark skies").	This policy refers to criteria for siting commercial services. However, standards for development are legitimate implementation strategies and are addressed by Implementation Measures 1, 1A and 1B.	No change needed
LU-4.5 (Commercial Building Design)							
1	JAN 14	L	G. Schwaller	LU-4.5 (Commercial Building Design)	"encouraging similar facades, <i>proportionate scale</i> , ..."	<p>Agree. This will be included.</p> <p>Also see Chapter 5, Implementation Measure 1A which starts a list of possible subjects to be covered in the County's Land Development Regulations.</p>	Policy Report revised 05/11/07
LU-5.1 (Industrial Developments)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-5.1 (Industrial Developments)	<p>The County should define what is meant by “appropriate locations” for industrial development. The County should ensure that low income communities and hamlets of color do not house a disproportionate share of industrial pollution while the benefits of industrial development ensure to other parts of the County. The Governor’s Office of Planning and Research provides guidance to counties to include environmental justice policies in their general plans. Govt. Code § 65040.12©. Environmental Justice is defined as the “fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental law, regulations, and policies. Govt. Code § 65040.12(e). Given the demographics of Tulare County with over half the population being people of color, the County should include environmental justice goals and policies in the General Plan Update. The Governor’s Office of Planning and Research recommends using maps to visually represent County demographics, the location of sensitive receptors, and the location of industrial uses as well as other sources of pollution. (Governor’s Office of Planning and Research, <u>State of California General Plan Guidelines</u> (2003) at p. 24-25).</p> <p>The County should undertake a GIS survey of areas of the County to determine areas suffering cumulative impacts as defined by California Environmental Protection Agency: exposures, public health or environmental effects from the combined emissions and discharges in a geographic area including environmental pollution from all sources, whether single or multi-media, routinely, accidentally or otherwise released. Impacts will take into account <i>sensitive populations and socioeconomic</i> factors where applicable and to the extent data are available. (http://www.calepa.ca.gov/EnvJustice/ActionPlan/#Definitions)</p> <p>The County’s survey should identify areas of the County suffering cumulative impacts, and prioritize a plan for remediation and stringent guidelines for any additional development in those areas, such as limiting additional development to those proposals that provide no net increase in pollution or capping the number of such uses.</p>	<p>The qualifier “in appropriate locations” implies that EJ factors are a legitimate consideration in industrial planning.</p> <p>An Implementation Measure will be added as follows:</p> <p>“GIS shall be used in evaluating the impacts of proposed industrial areas when Community or Hamlet Plans are developed or updated”.</p> <p>There is not enough information provided to identify the cumulative impacts to be addressed. This type of detailed analysis would be triggered only by a major polluting industry wanting to locate in the County.</p>	<p>No change needed</p> <p>Policy Report revised 05/11/07</p> <p>No change needed</p>

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2	NOV 18	L	Scott Cochran, TCAG	LU-5.1 (Industrial Developments)	The County should provide incentives for those developments providing small neighborhood economic development and employment opportunities in appropriate locations.	See response to Comment LU-4.1 (2)	No further change needed
LU-5.2 (Industrial Park Developments)							
1	June 24, 2007	-	Staff	LU-5.2 (Industrial Park Developments)	LU-5.2, Industrial Park Development The reference to planned developments is redundant and can be deleted.		Policy Report revised 06/24/07
LU-5.3 (Storage Screening)							
1	NOV 18	L	Scott Cochran, TCAG	LU-5.3 (Storage Screening)	See Policy 4.6. Both Policies should read the same. Recommend "require" instead of "ensure".	Agree. Change will be made.	Policy Report revised 05/11/07
LU-5.6 (Industrial Use Buffer)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-5.6 (Industrial Use Buffer)	There is no implementation measure for this beneficial policy. The County should develop an implementation measure which can adjust the buffer depending on the type of use. For example, an industrial source with a lot of diesel truck traffic may require a buffer zone much larger than 500 feet in a particular area due to toxic diesel particulate matter pollution.	The policy is self implementing. This is a minimum separation; a greater separation may be required depending on the circumstances. The industrial use areas are usually implemented through community planning; this policy isn't aimed at project review.	No change needed

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LU-6.1 (Public Activity Centers)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-6.1 (Public Activity Centers)	The County should also encourage public activity centers in hamlets as well as communities.	By their nature a hamlet isn't a full service community and public activity centers would not be appropriate. Upon community status a hamlet would be eligible for these centers.	No change needed
2	NOV 18	L	Scott Cochran, TCAG	LU-6.1 (Public Activity Centers)	Those public activity centers shall be connected to other land uses via bike and pedestrian paths.	Agreed. Add "...via accessible multiple modes of travel" to the end of the sentence.	Policy Report revised 05/11/07
LU-6.2 (Buffers)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-6.2 (Buffers)	The County should develop an implementation measure for this positive policy.	Buffers are part of the Land Development Regulations referenced in Implementation 1A.	Policy Report revised 05/11/07
LU-6.3 (Schools in Neighborhoods)							
1	NOV 18	L	Scott Cochran, TCAG	LU-6.3 (Schools in Neighborhoods)	Schools need to be connected via those other modes with other land uses.	Agree but the County has virtually no way to designate where schools may locate. Also see PFS-8.3.	No change needed
Goal LU-7							
1	JAN 14	L	G. Schwaller	LU-7	This is an excellent section, much needed; wherever it appears "encourage" should be changed to "require."	Thank you, but encourage is preferred to provide for flexibility, creativity, and design. Many of these issues will be qualitative and difficult	No change needed

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						to measure without standards.	
LU-7.1 (Distinctive Neighborhoods)							
1	FEB 13	L	Center on Race, Poverty and The Environment	LU-7.1 to LU-7.4 and LU-7.6 to LU-7.16	There are no implementation measures for these beneficial policies. These policies have the potential to improve tourism, air quality, and public safety, but only if implemented.	Implementation 1C has been added to allow conditioning of discretionary permit applications to ensure that the Land Use Element is implemented.	No further change needed
2	NOV 18	L	Scott Cochran, TCAG	LU-7.1 (Distinctive Neighborhoods)	The County should provide incentives for those developments that create distinctive neighborhoods.	Implementation 1B has been added to consider smart growth incentives. Implementation 1C has been added to allow conditioning of discretionary permit applications to ensure that the Land Use Element is implemented.	No further change needed
LU-7.3 (Pedestrian Friendly Streets)							
1	JAN 9	L	Mark Kielty, City of Tulare	LU-7.3 (Pedestrian Friendly Streets)	Under LU-7.3, the policy should specify “community UDB” as opposed to a city UDB.	We see no reason to change this policy, although the General Plan does have an emphasis on applying city standards within city UDBs.	No change needed
2	NOV 18	L	Scott Cochran, TCAG	LU-7.3 (Pedestrian Friendly Streets)	Include bicycling as well as pedestrian environments. The County will need to update development standards to be consistent with “smart growth” practices.	Agree. Changes will be made. Title will be changed to “Friendly Streets”. Add bullet that states “Bike lanes and walking paths where feasible on collectors and arterials...” Also, see Chapter 12, Transportation & Circulation, Implementation 4, which requires updating the Improvement Standards to accommodate the	Policy Report revised 05/11/07

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						pedestrian and cyclist facilities noted in this policy.	
3	JAN 2	L	Scott Cochran, TCAG	LU-7.3 (Pedestrian Friendly Streets)	The County should provide incentives to developers promoting pedestrian friendly communities. The County standards need to be revised for pedestrian friendly features.	See LU-7.1 (1). This is also addressed in Chapter 12, Transportation & Circulation, Implementation Measure 4.	No change needed
LU-7.7 (Parking Location)							
1	NOV 18	L	Scott Cochran, TCAG	LU-7.7 (Parking Location)	Include a provision for “shared parking” among adjacent land uses.	LU-7.16, Shared Parking Facilities, addresses this.	No change needed
LU-7.10 (Gateways/Entry Points)							
1	June 24, 2007	-	Staff	LU-7.10 (Gateways/Entry Points)	LU-7.10, Gateways/Entry-Points Change word “distinct” to “distinctive”.		Policy Report revised 06/24/07
LU-7.12 (Historic Buildings & Areas)							
1	June 24, 2007	-	Staff	LU-7.12 (Historic Buildings & Areas)	There is no implementation measure for this policy and it is suggested that the advocacy groups take the lead. Therefore, change LU-7.12 to read, “The County shall encourage preservation of buildings and” Change LU-7.13 to an Implementation Measure for LU-7.12, to read, “The County shall cooperate with local preservation groups and community property owners who identify historic buildings that are representative of the historic visual character of an area, in		Policy Report revised 06/24/07

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					order to encourage perpetuation of identified architectural characteristics in new proposed development that will be within the same viewshed as the historic building.” Who? RMA When? Ongoing		
LU-7.13 (Preservation of Historical Buildings)							
1	June 24, 2007	-	Staff	LU-7.13 (Preservation of Historical Buildings)	Add a New Policy LU-7.13, Preservation of Historical Buildings “The County shall encourage and support efforts by local preservation groups to identify and rehabilitate historically significant buildings.”		Policy Report revised 06/24/07
LU-7.15 (Energy Conservation)							
1	JAN 14	L	G. Schwaller	LU-7.15 (Energy Conservation)	“The County shall <i>require</i> the use . . . energy and water conservation”	Agreed. See Chapter 9, Air Quality, Implementation Measure 9B.	No change needed
LU (New Implementation 1A)							
1	June 24, 2007	-	Staff	Implementation 1A	Add a New Implementation Measure 1A , as follows: “The County shall prepare Land Development Regulations addressing lighting, landscaping, fencing, walls, signage, parking and other standards applicable to land development.” [<i>New Program</i>] Who – RMA Planning When – 2007-2010		Policy Report revised 06/24/07

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LU (New Implementation 1B)							
1	June 24, 2007	-	Staff	Implementation 1B	<p>Add a New Implementation 1B for Policy LU-1.1, Smart Growth, as follows:</p> <p>“During the review of all discretionary permit applications, the County shall ensure that Smart Growth principles are incorporated as conditions of project approval, as appropriate.”</p> <p>Who - SPRC, Zoning Administrator, Planning Commission When – Ongoing</p>		Policy Report revised 06/24/07
LU (Implementation 2)							
1	June 24, 2007	-	Staff	Implementation 2	As the County currently does not maintain such a database, it will need to be created. Change the timeline to 2010 to 2015.		Policy Report revised 06/24/07
LU (Implementation 3)							
1	June 24, 2007	-	Staff	Implementation 3	As the County currently does not maintain such a database, it will need to be created. Change the timeline to 2010 to 2015.		Policy Report revised 06/24/07
LU (Implementation 4)							
1	JAN 14	L	G. Schwaller	LU (Implementation Measure 4)	We should not wait until 2010-2015 to develop criteria for infill development and incentives; we should be able to find a number of good models for such criteria and programs and be able to implement them within the next two years.	Given the magnitude of the implementation program it is unlikely that this can be done in two years. We are not waiting, it will be	No further change needed

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						done inside of that timeframe.	
LU (New Implementation 6B)							
1	June 24, 2007	-	Staff	Implementation 6B	<p>As infill sites are identified through the Community Plan Updates and will be a rational basis for Hamlet Plans, add New Implementation Measure 6A for Policy LU-1.8, Encourage Infill Development, as follows:</p> <p>“The County shall require identification of infill sites in all new Community Plan Updates, Hamlet Plans and Redevelopment Project Area Plans as they are prepared over time”</p> <p>Who- RMA Planning and Com Dev Timeframe - Ongoing</p>		Policy Report revised 06/24/07
LU (New Implementation 8A)							
1	June 24, 2007	-	Staff	Implementation 8A	<p>Add New Implementation Measure 8A for Policy LU-2.2 that states,</p> <p>“The County shall amend the Zoning Ordinance to strengthen minimum parcel size standards, with principle attention to increasing the minimum acreage requirement for land division from 5 to 10 acres or more”. [<i>New Implementation</i>]</p>		Policy Report revised 06/24/07
LU (New Implementation 8B)							
1	June 24, 2007	-	Staff	Implementation 8B	<p>Add a New Implementation Measure 8B for Policy LU-2.5 that states,</p> <p>“The County shall amend the Zoning Ordinance to increase the length of time that must elapse before existing homes qualify for divisions of land to create homesites in agricultural areas.” [<i>New</i></p>		Policy Report revised 06/24/07

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<i>Implementation]</i>							
LU (Implementation 10)							
1	June 24, 2007	-	Staff	Implementation 10	Implementation 10 Add a reference to Crime Prevention Through Environmental Design (CPTED) Guidelines.		Policy Report revised 06/24/07
Housing Element							
1	DEC 7	L	George Nord, Traver PAC	HE	Requirements must be put in place to see to it that developers create a variety of affordable housing opportunities.	The County General Plan facilitates a wide variety of housing types. However, only larger developments should be required to provide a variety of housing. This should be considered in the next Housing Element update scheduled for 2009.	No change needed
C. Environment (Page C-1)							
1	JAN 14	L	G. Schwaller	C. Environment (pg C-1)	First paragraph: “. . . reducing air <i>and water and soil</i> pollutants . . .”	The word “air” will be removed so that the paragraph addresses all pollutants.	Policy Report revised 06/11/07
2	JAN 14	L	G. Schwaller	C. Environment (Concept 1: Scenic Landscapes, pg C-1)	We very much agree with this concept. Now for the hierarchy: “The County will continue to assess . . . and implement programs that preserve <i>this resource to the fullest extent while encouraging compatible uses that do not degrade or detract from the value of the resource.</i> ”	Disagree. This concept would be redundant as preservation implies that the resource is not degraded.	No change needed
3	JAN	L	G. Schwaller	C. Environment (Concept 2: Environmental	“Development <i>shall be prohibited</i> in naturally and culturally sensitive areas.”	Disagree. This proposed language is too strong, lacks flexibility and prevents creative solutions.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	14			Resource Management, pg C-1)			
4	JAN 14	L	G. Schwaller	C. Environment (Concept 3: Air Quality, pg C-1)	<p>This concept is stated in a shockingly passive and offhand manner. Our air quality is often cited as the worst in the nation. We have appallingly high asthma rates. Children, the elderly, and the ill are advised not to exert themselves outdoors. Children’s athletic activities are cancelled because breathing the air is dangerous. Our magnificent vistas are obliterated by a pervasive murky pall. The trees in our world-famous national parks are being damaged by bad air. Productivity decreases and medical care costs increase.</p> <p>The County’s General Plan must be a primary means of vigorously and immediately addressing these dreadful conditions. Effective policies and goals for improving our air quality must be clearly stated and rigorously enforced.</p> <p><i>“The County shall actively promote, implement, and enforce measures to improve air quality by requiring improved practices in transportation, agriculture, construction, industry, conservation and preservation of forests and woodlands, energy efficiency, and consolidation of growth within existing development boundaries.”</i></p>	<p>Comment noted.</p> <p>The SJVAPCD is the primary agency responsible for air quality.</p> <p>The concepts put forth are broad sweeping visions for environmental protection.</p> <p>Goals for air quality are covered in Chapter 9 and address these points.</p>	<p>No change needed</p> <p>No changes needed</p>
5	JAN 17	L	Del Strange	C. Environment (Concept 4: Health and Safety, pg C-1)	Line 1 should read: “The provision of a responsive public health and safety system is critical to the county’s future <u>and the welfare of its residents.</u> ”	Agree. This will be added to the text.	Policy Report revised 06/11/07
6	JAN 14	L	G. Schwaller	C. Environment (Concept 4: Health and Safety, pg C-1)	“Development in unstable . . . shall be strictly limited . . .”	Disagree for reasons of flexibility. However, such hazard prone areas should be limited to <i>compatible uses</i> , versus low intensity uses.	No change needed
7	JAN 17	L	Del Strange	C. Environment (Concept 5: Water, pg C-1)	Line 2 should read: “...and identifying new sources of water for agricultural, <u>rural residential</u> and urban uses.”	It is unnecessary to include this level of detail. The concept statement will be changed to place a period after water as it will then references a broad, all inclusive concept.	Policy Report revised 06/23/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
8	JAN 14	L	G. Schwaller	C. Environment (Concept 5: Water, pg C-1)	<p>“The long-term strategy . . . centers on protecting <i>and conserving</i> existing As Tulare County continues to grow, new methods for <i>conserving</i>, treating, . . .”</p> <p>We need to do <u>much</u> more in the area of water conservation <u>now</u>: no more flood irrigation, no more Rainbirds immediately evaporating a huge percent of their disseminated water on hot, windy days, no more water running off saturated yards and pastures, no more planting hugely water-intensive crops when equally profitable less thirsty crops can replace them. We need drip irrigation, mulch, cover crops, xerigraphic landscaping, and other best practices mandated and enforced. Without precious water, forget agriculture, growth, tourism, quality of life. Our absolutely vital snowpack is steadily shrinking, probably due to global warming. We can’t make more water, so we’d better learn promptly how to better conserve and more efficiently use what we have.</p>	<p>Agree. Conservation is an important element in addressing the long term water needs of the county. The word ‘conserving’ will be added in both cases.</p> <p>Comments noted.</p>	Policy Report revised 06/11/07
C. Environment (Page C-2)							
1	JAN 17	L	Del Strange	C. Environment (Principle 1: Scenic Resources, pg C-2)	Policy should read: “Protect the beauty of the county and the health, safety <u>and welfare</u> of its residents”.	<p>Agree. This will be addressed by adding a period after the word ‘County’.</p> <p>Additionally, a new Principle 1. will be added under Health and Safety reading, “Protect the health, safety and welfare of its residents.”</p>	Policy Report revised 06/11/07
2	JAN 14	L	G. Schwaller	C. Environment (Principle 3: Urban and Rural Interface, pg C-2)	“ <i>Require</i> design and site planning . . .”	Disagree. This is a concept only, that is implemented through the policies and implementation measures of the chapter.	No change needed
3	JAN	L	G. Schwaller	C. Environment (Principle 4: Rural	“Plan and design communities . . . physical separators, <i>and to provide for water drainage, groundwater recharge, wildlife habitat and</i>	Not needed. This is a concept only.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	14			Landscape Separators, pg C-2)	<i>corridors, natural air cleaning and noise reduction, and recreational opportunities.</i>		
4	JAN 14	L	G. Schwaller	C. Environment (Principle 5: New Town Impacts, pg C-2)	This principle should ban New Towns because the County has already designated an abundance of areas in which growth can occur that are more than adequate to meet demand far into the future; these areas are vastly more suited to development because infrastructure and services already exist in them; and development outside of these areas should be prohibited because of all the values, goals, and policies stated throughout the draft plan. To be consistent with those, we cannot offer the wholly unnecessary and undesirable opportunity to develop New Towns in our county.	Reject. This is out of context. See Chapter 2, Planning Framework.	No change needed
5	JAN 14	L	G. Schwaller	C. Environment (Principle 2: Identify Resources, pg C-2)	Principle 2 Identify Resources: <i>“Continue identifying and protecting significant . . .”</i>	The spelling error will be corrected. Title will be changed to “Cultural Resources”. Unneeded, words preservation and maintenance imply protection.	Policy Report revised 06/11/07
6	JAN 14	L	G. Schwaller	C. Environment (Principle 4: Preserve Lands, pg C-2)	Principle 4 Preserve Lands: <i>“Mandate and actively support . . .”</i>	The spelling error will be corrected. Change title to “Natural Lands”. No change needed, the vast majority of County lands are already protected.	Policy Report revised 06/11/07
C. Environment (Page C-3)							
1	JAN 14	L	G. Schwaller	C. Environment (Principle 2: Reduce Pollution, pg C-3)	<i>“Require and actively enforce continued reduction . . . agricultural, and vehicular practices . . .”</i>	Not needed. Remove the words “the continued” from beginning of the statement. Replace the word “automobile” to “transportation”.	Policy Report revised 06/11/07
2	JAN 14	L	G. Schwaller	C. Environment (Principle 3: Alternative	<i>“Define and enforce land use patterns . . .”</i>	Reject. See Chapter 9, Air Quality for policies and implementation measures.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
				Transportation Modes, pg C-3)			
3	JAN 14	L	G. Schwaller	C. Environment (Water Section, pg C-3)	Water: This section <u>must</u> be made to include principles of efficiency, conservation, and re-use; these are our best means of finding “new sources” of water. We must require that these principles guide and be incorporated into all commercial and industrial activity, building, development, agricultural activity, landscaping, etc.	Agree. A new “Conservation” principle will be added. It will state “Encourage efficient use, conservation, and reuse of water.” See Chapter 11, Water Resources, Policies WR-1.5, Expand Use of Reclaimed Wastewater; WR-1.6, Expand Use of Reclaimed Water; WR-3.5, Use of Native and Drought Tolerant Landscaping and WR-3.8, Educational Programs.	Policy Report revised 06/11/07 No change needed
4	JAN 14	L	G. Schwaller	C. Environment (Principle 1: Protection, pg C-3)	This is vague to the point of being almost meaningless. By what methods and to what degree will we protect water quality and supply?	See policies in Chapter 11, Water Resources.	No change needed
5	JAN 17	L	Del Strange	C. Environment (Principle 1: Protection, pg C-3)	Should read: “Protect <u>and enhance</u> the supply and quality of urban, <u>rural residential</u> , agricultural, and environmental water serving Tulare County.”	Principle 1 is relating to protection. Principles 2 and 3 relate to enhancement of water resources. Rural residential is too detailed for a principle.	No change needed
6	JAN 17	L	Del Strange	C. Environment (Principle 2: New Sources, pg C-3)	Should read: “Identify <u>and encourage</u> the development of new sources of water that do not deplete or negatively impact groundwater.”	Agreed. Change will be made.	Policy Report revised 06/11/07
7	JAN 14	L	G. Schwaller	C. Environment (Principle 2: New Sources, pg C-3)	Such as? What could these possibly be?	We work with other agencies to identify new water sources such as mine reclamation sites, water banking, new reservoirs, and new water transport systems.	No change needed
8	JAN 17	L	Del Strange	C. Environment (Principle 3: Recharge, pg C-3)	Should read: “Identify <u>and encourage</u> the development of locations where water recharge systems can be developed to replenish water supplies.”	Agreed. Change will be made.	Policy Report revised 06/11/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
9	JAN 17	L	Del Strange	C. Environment (Principle 4: Adequate Supply, pg C-3)	Should read: "Plan delivery systems to ensure adequate water is available to meet demand <u>prior to development permitting.</u> "	This is too specific to be a principle. See Chapter 11, Water Resources, Policy WR-3.3, Adequate Water Availability; and Implementation 15 for specifics.	No change needed
C. Environment (General Comment)							
1	JAN 12	L	Carole and Peter Clum	C. Environment (General Comment)	<p>We strongly support a General Plan goal (<i>Staff comment: element?</i>) of Public Health under Component C, Tulare County Environment. Under that goal would fall:</p> <ul style="list-style-type: none"> - clean air - clean water - adequate water for every household - adequate facilities for physical activity such as: trails for walking, biking skating; playgrounds and parks with parcourses; sidewalks; mixed use neighborhoods. <p>Physical activity needs to be facilitated because many Americans are overweight, out of shape, have high blood pressure, high cholesterol, and diabetes.</p> <p>Just as we all need exercise, we also deserve clean air and clean water. The County needs to do everything possible to improve air quality and to protect our groundwater and surface water from contamination.</p> <p>Eliminate methyl bromide from use in our County. It raises the risk of skin cancer by depleting the ozone in the atmosphere.</p> <p>Riverside County ahs adopted Public Health as a goal.</p>	<p>The new Health and Safety Principle 4 covers these areas. Many of these other requests are found throughout the General Plan. See Chapter 10, Health & Safety for more information, specifically Policy HS-4.4, Contamination Prevention; and HS-4.6, Pesticide Control.</p> <p>Chapter 5, Land Use, Policy LU-1.1, Smart Growth and Healthy Communities and Chapter 12, Transportation and Circulation, Section 12.5, Bicycle Routes and Trails, covers routes and trails in the county.</p> <p>Refer to Chapter 11, Water Resources and Chapter 9, Air Quality.</p> <p>See response to comment AQ (General Comments) (6)</p> <p>Comment noted.</p>	No changes needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
SL (Key Terms pg. 7-1)							
1	JAN 14	L	G. Schwaller	SL (Key Terms)	County Scenic Routes: We should ADD that these routes are also important to tourism and to residents' quality of life.	Partially Agree. Add "Identified by the county as important to tourism and..."	Policy Report revised 06/11/07
2	JAN 14	L	G. Schwaller	SL (Key Terms)	Rural-Urban Separators: "They are used to . . . identity, and to provide greenbelts, wildlife habitat, water drainage and groundwater recharge areas, floodways, open space for recreation, trees to give shade and clean and cool the air, and habitat for native plants."	These are good examples of the types of uses that are used as rural-urban separators, but these are not necessary needed in a definition.	No change needed
3	July 4, 2007	-	Staff	SL (Key Terms)	Key Terms, Rural - Urban Separators In the text the terms Rural Urban Separators, Urban Separator(s), Rural Landscape Separator and Community Separators are used to describe the same concept. Choose one and change the definition in Key Terms, and text throughout the policies for consistency. This will affect the following definition: Add words "hamlets and cities" after "individual communities".	The term urban separators will be used throughout the General Plan.	Policy Report revised 07/04/04
Section SL 7.1							
1	JAN 14	L	G. Schwaller	Section SL 7.1	This is an excellent, much-needed new section that needs to be beefed up.	Comment noted.	No change needed
SL-1.1 (Natural Landscapes)							
1	JAN 14	L	G. Schwaller	SL-1.1 (Natural Landscapes)	"The County shall <i>require</i> that new development does not . . ." and "To this end, the County <i>shall</i> require new development <i>to</i> ." and ADD a bullet: " <i>Install and maintain exterior lighting designed to minimize light pollution and maintain "dark skies."</i> "	This new language is impractical and may result in a taking. The words "seek to" will be removed from the first sentence.	Policy Report revised 06/11/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						Reject. See the third bullet in Policy SL-1.2, Working Landscapes.	
2	NOV 18	L	Scott Cochran, TCAG	SL-1.1 (Natural Landscapes)	Remove “ensure” and “significantly” as it creates a high level of subjectivity.	Reject. Flexibility is needed.	Policy Report revised 06/11/07
3	July 4, 2007	-	Staff	SL-1.1 (Natural Landscapes)	Policy SL-1.1, Natural Landscapes Change the policy to read, “...the County shall as appropriate require new development to...”.		Policy Report revised 07/04/07
SL-1.2 (Working Landscapes)							
1	JAN 14	L	G. Schwaller	SL-1.2 (Working Landscapes)	“The County shall require that new . . . rangelands <i>be sited so as to not</i> obstruct . . .” 2 nd bullet: “ <i>Screening and</i> breaking up . . .” 3 rd bullet: “ <i>Prohibiting</i> light pollution and <i>minimizing</i> bright signage <i>so as to maintain</i> “dark skies.”	Agree. Agree. The text of the third bullet will be changed to “Minimizing” light pollution.	Policy Report revised 06/11/07
SL-1.2 (Watercourses)							
1	July 4, 2007	-	Staff	SL-1.2 (Watercourses)	Delete words “from development”. Rewrite the first bullet, “. . .to minimize visual impacts and obstruction. . .”. Put an “s” on landscape in the third bullet.		Policy Report revised 07/04/07
SL-2.1 (Designated Scenic Routes and Highways)							
1	July 4, 2007	-	Staff	SL-2.1 (Designated Scenic Routes and Highways)	Link the two introductory sentences by adding the word “. . .State Scenic Highways by:” and using adjectives to introduce each bullet: Change “Require” to “Requiring”; Support to “Supporting”; “encourage” to “encouraging”; “Formalize” to “Formalizing”; and “Require” to “Requiring”.		Policy Report revised 07/04/04

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
SL-2.2 (Gateway to the Sequoias)							
1	JAN 14	L	G. Schwaller	SL 2.2 (Gateway to the Sequoias)	Glad to see this policy. In the last bullet, what does "Featuring the . . . communities of . . ." mean? Featuring them in tourist brochures? On websites?	The regional visitor's center and local groups prepare and distribute these items for communities. Implementation Measure 5A will be added as follows, "The County shall work with the Sequoia Regional Visitors Center, the Sequoia Natural History Association, the EDC and local interest groups in Three Rivers and Springville to prepare and distribute promotional materials detailing scenic routes, points of interest and activities that will entice visitors to stay longer in the County's gateway communities and surrounding areas. Distribution locations for these articles, maps and other materials might include visitor centers, the internet, safety rest stops, local cafes, and travel publications."	Policy Report revised 06/11/07
Information Box							
1	July 4, 2007	-	Staff	Information Box	Delete the information box as the references are incorrect. The noted information is contained in several Chapters – 2, 5, 8 & Foothill Area, yet in no one place is there a focus on this information.		Policy Report revised 07/04/07
SL-2.3 (Historic and Cultural Landscapes)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	JAN 14	L	G. Schwaller	SL-2.3 (Historic and Cultural Landscapes)	We need appropriate signage, maps, and publicity for these scenic routes; these routes should also include parallel or nearby trails to increase their attraction for touring. The trails would encourage tourists and residents to walk, jog, and bicycle in these beautiful areas, improving quality of life and reducing vehicular pollution. We have so many excellent opportunities for these scenic travel-ways. How about a Kaweah River Trail? A Four Creeks Scenic Tour? A Citrus Trail? A local Blossom Trail? A Dry Creek Trail? A Yokohl Valley Trail? A Farmlands Trail? A History Trail? An Architecture Trail? An Olive Trail? A Produce Stand Trail? An Arts and Crafts Trail? A Cheese and Dairy Trail? A Grape and Raisin Trail? A Museum Trail? A Tule River Trail? A Ranch Trail? Etc., etc. We have so many little-known treasures; our County is a wonderful place to explore and enjoy, so let's make it easy to discover.	Good idea. See new implementation measure SL-2.2 (1)	No change needed
SL-2.4 (New Billboards)							
1	JAN 14	L	G. Schwaller	SL-2.4 (New Billboards)	Excellent new policy.	Thanks.	No change needed
2	JAN 9	L	Mark Kielty, City of Tulare	SL-2.4 (New Billboards)	Under SL-2.4, the policy should be expanded to include all highways and a program to eliminate existing billboards.	Agree. Add "...State Scenic Highways, County Scenic Routes, and within areas designated for agriculture and open space use, unless superseded by state law". Implementation 6A will be added as follows, "The County shall evaluate existing amortization rules and explore means to abate and remove billboards, in coordination with Caltrans as appropriate. This will include a billboards inventory"	Policy Report revised 06/11/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
SL (Figure 7.2-1)							
1	NOV 18	L	Scott Cochran, TCAG	SL (Figure 7.2-1)	SR 198 and SR 190 are not “State Designated Scenic Highways”. They are eligible to be candidates of said designation.	Reject as the words “eligible” and “candidate” have the same meaning in this case.	Policy Report revised 06/11/07
2	July 4, 2007	-	Staff	SL (Figure 7.2-1)	This map is low quality and needs to be reproduced by County GIS to show what the existing General Plan designates in the way of eligible State scenic highways and County scenic routes. Eligible State highways and designated County routes can be found in the Scenic Highways Element, the Foothill Growth Management Plan and the 1964 Land Use and Circulation Plan. A comprehensive listing of these routes needs to be consolidated.		This map will be provided
SL-2.5 (Billboard Removal)							
1	July 4, 2007	-	Staff	SL-2.5 (Billboard Removal)	Add Implementation 6B as follows, “The County shall create an inventory of existing billboards indicating any signs that are inconsistent with the County Zoning Ordinance.” [<i>New Implementation</i>]		Policy Report revised 07/04/07
SL-3.1 (Community Centers and Neighborhoods)							
1	JAN 14	L	G. Schwaller	SL-3.1 (Community Centers and Neighborhoods)	<p>This is a very good new policy, much needed. “To provide [either eliminate the word “a” or make the word “patterns” singular] . . . centers and agricultural, <i>cultural</i>, and <i>scenic</i> landscapes.”</p> <p>5th bullet: “Enhancing the comfort of . . . pedestrians <i>and bicyclists</i> . . .”</p> <p>6th bullet: “Developing . . . <i>water- and energy-efficient</i> landscaping . . .”</p>	<p>Agree. The first change will be made to Goal 3. The second change is not needed.</p> <p>Agree. Add “and cyclists”.</p> <p>This issue is addressed in Chapter 8,</p>	<p>Policy Report revised 06/11/07</p> <p>Policy Report revised 06/11/07</p> <p>No change needed</p>

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					” ADD “ <i>Such landscaping and streetscaping shall include numerous native trees to provide shade and help to clean and cool the air.</i> ”	Environmental Resources Management, Policy ERM-1.7, Planting of Native Vegetation; and Chapter 11, Water Resources, Policy WR-3.5, Use of Native and Drought Tolerant Landscaping.	
SL-3.1, SL-3.2, and SL-3.3							
1	NOV 18	L	Scott Cochran, TCAG	SL-3.1, SL-3.2, SL-3.3	The County should provide incentives for those developments adhering to the implementation of SL-3.1, SL-3.2, and SL-3.3.	These issues are covered elsewhere – See Chapter 5, Land Use, Implementation Measures 1A and 1B.	No change needed
2	July 4, 2007	-	Staff	SL-3.2 (Urban Expansion – Edges)	<p>Note that the City of Dinuba has a proposed ‘urban separator’ between Dinuba and Fresno County. There are other areas besides scenic roads where separators might be appropriate, for instance where two cities agree. (Per GF 09/17/06)</p> <p>To address this, Policy SL-3.2 will be revised by changing the first bullet to, “Maintaining urban separators between cities and communities”.</p> <p>Implementation 8A will be added as follows, “Whenever new or updated community, hamlet, sub-area or corridor plans are created, the need for urban separators will be considered as part of the process.”</p>		Policy Report revised 07/04/07
Figure 7.3-1 (Urban Separators)							
1	July 4, 2007	-	Staff	Figure 7.3-1 (Urban Separators)	This map will be removed as it shows separators only along the highways in Tulare County, not blocks of land or greenbelts. The policies will guide the use of urban separators.		Policy Report revised 07/04/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
SL-3.3 (Highway Commercial)							
1	FEB 14 – MAR 14	M	Commissioner Dias	SL-3.4 (Highway Commercial)	Commissioner Dias asked that the County prohibit frontage roads, like the Golden State Highway in Fresno, within half a mile of freeways, as they create sprawl.	Regional Growth Corridor Plans will outline design criteria for ensuring aesthetic issues and cohesive development are addressed. Please see Part II, Area Plans, Corridors, Implementation 2.	No change needed
SL-3.4 (New Communities)							
1	JAN 14	L	G. Schwaller	SL-3.4 (New Communities)	<p>We shouldn't need this section, as it seems to be the same as New Towns, which are prohibited by our goals, values, principles, and key issues.</p> <p>1st bullet: <i>“Prohibiting</i> development along ridgelines.”</p> <p>3rd bullet: <i>“Prohibiting</i> light pollution” This requirement should be enforced in all new building, whether commercial, individual residential, industrial, agricultural, etc.</p>	<p>A new town is a planned community. This policy provides elaboration on how the scenic aspects of such communities would be maintained. The title will be changed to “Planned Communities”. The words “to develop” will be removed from first sentence. See Chapter 2, Planning Framework, Section 2.5, New Towns for further clarification.</p> <p>In both cases, the word prohibit is too strong - we need to retain flexibility. However, downcast lighting is a standard condition of approval for all discretionary permits issued in the County.</p>	<p>Policy Report revised 06/12/07</p> <p>No change needed</p>
2	JAN 11	L	Craig Axtell, United States Department of the Interior	SL-3.4 (New Communities)	This is a good policy, but there are many more threats to the county's night sky than just the development of new communities. There are several strategies for keeping areas well lit and secure without the large arrays of lights that we currently experience. We recommend that a new “Protection of Night	In Chapter 8, Environmental Resources Management, New Policy 5-18, Night Sky Protection will be added as follows, “Upon demonstrated interest by a	Policy Report revised 07/04/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					Sky” goal be added to the Scenic Landscape Element. Under that goal, the county would work to minimize the impact of existing light pollution on the night sky. In addition to maintaining the scenic landscape, this would move towards conserving energy and saving money.	community or hamlet the County will determine the best means by which to protect the visibility of the night sky.”	
SL-4.1 (Design of Highways)							
1	JAN 9	L	Mark Kielty, City of Tulare	SL-4.1 (Design of Highways)	SL-4.1, the second bullet-point about “not over-sizing...” defies logic. Our experience with Cal Trans is that freeways and on-off ramps are built in accordance with adopted freeway standards and are built according to a specific future design year. Those parameters are not likely to change. A better policy is that the County will work closely with Cal Trans and TCAG to ensure appropriately designed freeway infrastructure to meet the needs of the residents and businesses of Tulare County.	Agreed. That bullet will be removed. This suggestion does not belong in this element but can be found in Chapter 12, Transportation and Circulation, Policy TC-1.3, Regional Coordination.	Policy Report revised 06/12/07 No change needed
SL-4.2 (Design of County Roads)							
1	FEB 13	L	Center on Race, Poverty and The Environment	SL-4.2 (Design of County Roads)	While it is important to maintain the rural character of the roads, designing narrow roads may pose a safety issue. In addition, leaving shoulders unpaved will have a negative impact on air quality. If paving roads is infeasible, the County should require shoulders to be watered to control for dust.	Staff will add “...and safety needs” after “functional needs”. Chapter 9, Air Quality, Policy AQ-4.3, Paving or Treatment of Roadways for Reduced Air Emissions, addresses the dust issue.	Policy Report revised 06/12/07
2	JAN 14	L	G. Schwaller	SL-4.2 (Design of County Roads)	Identified scenic and historic wayside pullouts with parking space would enhance attractiveness and safety of our county roads; they would allow safe spots for rest breaks, for learning from informational signage, for photography, for wildlife watching, for picnicking, and for allowing other vehicles to pass safely.	Agreed.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
3	JAN 9	L	Mark Kielty, City of Tulare	SL-4.2 (Design of County Roads)	SL-4.2 may conflict with Air District regulations requiring shoulders and regional highway needs. Maintaining narrow rights-of-way may cause safety conflicts with large Agri-related road vehicles.	See SL-4.2 (I)	No change needed
4	NOV 18	L	Scott Cochran, TCAG	SL-4.2 (Design of County Roads)	First Bullet – Unless a major N/S or E/W collector or arterial, then planning for other modes of travel should be incorporated into the planning process for that particular road. Second Bullet – Unless air quality is an issue or planning for those other modes of travel is necessary for long term benefits for County residents and visitors.	This will be addressed in Chapter 12, Transportation and Circulation. This will be addressed in Chapter 9, Air Quality.	No change needed
5	JAN 16	L	Laurel Firestone, Community Water Center	SL-4.2 (Design of County Roads)	While the aim of the policy may be good, narrow roads without sufficient paved shoulders cause dust to build up on roads (causing additional air pollution) and may be unsafe for commuting farm workers. It also makes roads unsafe for bikes. It should be clarified exactly what roads are “out of urban areas”. Any road within the UAB of a hamlet or community should not be subject to these policies.	See SL-4.2 (I) No changes are needed. The nature not the location of the road, determines whether a road is a country road.	No changes needed
5	July 4, 2007	-	Staff	SL-4.2 (Design of County Roads)	Implementation Measure 8B will be added as follows, “Development of design and Improvement Standards required in the Transportation Element (Imp 4) shall include consideration of the aesthetic principles set forth in Policy SL-4.2.” Add SL-4.2 will also be added to list in Chapter 12, Transportation and Circulation, Implementation Measure 4.		Policy Report revised 07/04/07
SL-4.4 (Power Transmission Lines)							
1	JAN 14	L	G. Schwaller	SL-4.4 (Power Transmission Lines)	This is a very good new policy.	Thanks.	No change needed
2	July 4,	-	Staff	SL-4.4 (Power Transmission Lines)	After word “views”, add “, historic resources and areas designated for future urban development”. Move this policy into Chapter 13, Public Facilities and Services.		Policy Report revised 07/04/07

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	2007				The text will be changed. This policy will be moved to replace Policy PFS-9.4 (which has been moved elsewhere).		
SL-4.4 (Billboards)							
1	JAN 14	L	G. Schwaller	SL-4.4 (Billboards)	This is an excellent new policy.	Policy will be renamed Billboard Placements and moved to SL-2.6.	Policy Report revised 06/12/07
2	JAN 14	L	G. Schwaller	SL-4.4 (Billboards)	“The County shall <i>strictly limit</i> the placement . . .”	Reject. We need flexibility to have areas where billboards are allowed.	No change needed
SL (General Comments)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	SL (General Comments)	The SL Element (page 7-3 and Figure 7.2-1) calls for a system of County Scenic Routes. Development located within County Scenic Route corridors would be required to adhere to local design guidelines and standards. We support the creation of a system of candidate scenic routes. We would appreciate it if you would consult with us before designating either of these roads. We would also like to be involved in the process of developing design guidelines and standards for these or any county scenic routes designated within the national parks.	These routes are already designated in the Scenic Highways Element, the Foothill Growth Management Plan and the 1964 Circulation and Land Use Element. These routes are simply consolidated on the updated map.	No change needed
2	NOV 18	L	Scott Cochran, TCAG	SL (General Comments)	In general, the County should provide incentives for developments for meeting the policy intent for natural, working, and watercourse landscapes.	Please see Chapter 5, Land Use, Implementation 1.B.	No change needed
3	JAN 16	L	Laurel Firestone, Community Water Center	SL (General Comments)	The goals for this element are good.	Thanks.	No change needed
4	July 4,	-	Staff	SL (General Comments)	There are no histories provided after Policies SL-2.1 and SL-2.4. These policies are not new as indicated – they are from the Scenic Highways Element and ERME and need to be properly	Staff will research this issue and provide references after the policies.	This research is underway

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	2007				cited. (Per GF 09/17/06)		
Implementation 1							
1	July 4, 2007	-	Staff	SL (Implementation 1)	<p>Reword specific to Scenic Highways as follows:</p> <p>“The County shall work with citizens groups to prepare nomination materials, inventories of visual and scenic resources, corridor protection plans and other documents required to support the adoption of State Scenic Highway designations for Highways 190 and 198”.</p>		Policy Report revised 07/04/07
Implementation 1A							
1	July 4, 2007	-	Staff	SL (Implementation 1A)	<p>Add a New Implementation 1A addressing how a Candidate County Scenic Route becomes formalized as follows:</p> <p>“The County shall adopt procedures criteria, and formal nomination and designation procedures and requirements for County Scenic Routes.”</p> <p>When – 2010-2015 Who – RMA Planning</p>		Policy Report revised 07/04/07
Implementation 2							
1	July 4, 2007	-	Staff	SL (Implementation 2)	<p>Revise to read,</p> <p>“The County shall establish site plan review and/or design review processes for development...”</p>		Policy Report revised 07/04/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
Implementation 3							
1	July 4, 2007	-	Staff	SL (Implementation 3)	This implementation indicates that Guidelines have already been developed for County Scenic Routes in the Foothills. This is the Scenic Corridor (SC) overlay. Therefore, the Implementation Measure should state so. The policy will be amended to change the wording in parenthesis to, "...a scenic corridor overlay already exists for roads in the foothills."		Policy Report revised 07/04/07
Implementation 4							
1	July 4, 2007	-	Staff	SL (Implementation 4)	Change measure to read, "...along <i>designated</i> State Scenic Highways."		Policy Report revised 07/04/07
Implementation 7							
1	July 4, 2007	-	Staff	SL (Implementation 7)	"The County shall update its Land Development Regulations and Zoning Ordinance consistent with the policies described herein."		Policy Report revised 07/04/07
Implementation 8							
1	July 4, 2007	-	Staff	SL (Implementation 8)	This measure is not relevant to SL-4.2. Therefore, delete from the list.		Policy Report revised 07/04/07
Implementation 10							
1	July 4, 2007	-	Staff	SL (Implementation 10)	Move this measure to Chapter 13, Public Facilities and Services, Implementation Measure 12 for Policy PFS-9.4, Power		Policy Report revised 07/04/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	2007			10)	Transmission Lines, which was also moved from Chapter 7, Scenic Landscapes.		
ERM (Key Terms pg. 8-1)							
1	June 24, 2007	-	Staff	ERM (Title)	The ERM Chapter should be called Environmental Resources Management (Resources is plural) (Per GF 09/17/06)	This change will be made throughout the document.	Policy Report revised in Chapter 8, ERM 06/24/07; Further corrections will be made as editing proceeds.
ERM (Key Terms pg. 8-1)							
1	FEB 14 – MAR 14	M	Commissioner Whitlach	ERM (Key Terms)	Commissioner Whitlatch asked that the definition of Ethnohistoric Resource be broadened.	This term will be deleted as there are no references to ethnohistoric resources within the Goals and Policies Report, and such resources are integral as part of cultural resources.	Policy Report revised 06/19/07
ERM (Key Terms pg. 8-3)							
1	JAN 17	L	Del Strange	ERM (Key Terms)	Watercourse: “A channel for water, as a river, brook, creek, canal, intermittent stream, or streambed”	The definition needs to be reworked to be more consistent with the Flood Damage Ordinance. Definition will be changed to “Any river, creek, stream, brook, wash, arroyo or channel where water flows at least periodically.”	Policy Report revised 06/24/07
ERM (Existing Conditions Overview pg. 8-4)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	JAN 17	L	Del Strange	ERM (Existing Conditions Overview)	Mineral Resources: End of the paragraph should read: "Other high quality sources of aggregate are also mined in the hard rock deposits of the foothills."	Agreed. Modified to read: "Other sources of construction material are also mined in the hard rock deposits of the foothills."	Policy Report revised 06/24/07
2	JAN 14	L	G. Schwaller	ERM (Existing Conditions Overview)	Recreation Resources: We have a County population of about 400,000 people and only 13 parks owned or operated by the County, or about one park per 30,000 people. And many of these parks are very small, down to 3 acres in size. And the County's population is growing very rapidly. Clearly, the County should be setting aside much more land for parks right away. True, we are blessed with National Parks and National Forests and a National Monument and a State Forest, but these resources are located relatively far from the great majority of the County's population, and, amazingly, many residents don't even know they're there, or consider them too far away or too dangerous to drive to. The County must not rely on the federal and state governments (or citizens' groups such as Sequoia Riverlands Trust) to fulfill its responsibility to provide parks and open space and recreational opportunities and wildlife habitat for its citizens to enjoy. Step up to the plate, County; we have many areas splendidly suited to become County and Regional Parks. How about a Pacific Flyway park, a Kaweah River Corridor park, a Tule River Corridor park, a Blue Oak Woodland park, a Tulare County Native American park, a Dry Creek Corridor park, a Four Creeks park, a Hog Wallows park, a Vernal Pools park, etc., etc.?	Comment noted. See Goal ERM-5.	No change needed
Goal ERM-1							
1	JAN 14	L	G. Schwaller	ERM-1	This is an outstanding and essential new goal. We need to strengthen the policies to have a better chance of realizing the goal.	Comment noted.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of	ERM-1	Some of the policies associated with goal ERM-1 address how the county will protect riparian areas, wetlands, and oak woodlands. Those are valuable resources, and we applaud the	Thanks.	No change needed

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			the Interior		creation of these new policies to protect them.		
3	FEB 12	L	Sierra Club	ERM-1	<p>Biological resources are vast and diverse in the county due to its geography. We appreciate ERM-1 New Goal to preserve and protect sensitive, significant habitat. The policies for this goal appear to be good, but implementation measures lack mitigation and in some cases will undermine the goal and policies. We suggest the County prepare a biodiversity inventory and map identifying:</p> <ul style="list-style-type: none"> - All plant and animal community types and sensitive biological systems - Wetlands and adjacent buffers - Watershed lands - Significant wildlife habitat corridors - Recreational resource lands such as hunting clubs 	Please see Implementation Measure 7.	No change needed
ERM-1.1 (Protection of Rare and Endangered Species)							
1	JAN 2	L	Scott Cochran, TCAG	ERM-1.1 (Protection of Rare and Endangered Species)	There should be discussion of the County’s conservation banking program and its availability.	Agree. A Implementation Measure 7A will be added as follows, “If feasible and needed the County shall develop and administer a mitigation banking program in conjunction with TCAG and other stake holders”.	Policy Report revised 06/24/07
ERM-1.2 (Development in Environmentally Sensitive Areas)							
1	JAN 14	L	G. Schwaller	ERM-1.2 (Development in Environmentally Sensitive Areas)	“The County shall <i>prohibit</i> development within . . .”	Disagree. This is too restrictive. Mitigation banking is a commonly accepted alternative when avoidance is infeasible. See Implementation Measure 7A.	No change needed

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2	FEB 14	L	Tulare County Citizens for Responsible Growth	ERM-1.2 (Development in Environmentally Sensitive Areas)	<p>This is a good policy, but it lacks specific, detailed measures to ensure that environmentally sensitive areas are protected, and it fails to provide for mitigation for destruction of these lands. The policy should be revised as follows:</p> <p><i>ERM-1.2: Development in Environmentally Sensitive Areas</i> <u>The County shall restrict or modify proposed development in areas that contain essential habitat for special status species, sensitive natural communities, wetlands and riparian habitats as necessary to ensure the continued health and survival of these species and sensitive areas. Development projects shall be modified to avoid impacts to these resources to the maximum extent feasible.</u></p> <p><u>If avoidance is infeasible, the County shall require developers of these resources to preserve at least one acre of land with comparable or greater resource value for every acre developed. The preservation of resource land shall be accomplished by purchasing the land in fee and dedicating a conservation easement to a local non-profit land conservation organization; by dedicating an easement over a portion of the property to be developed (generally on the edges of communities); or by paying a fee that will allow land with comparable resource values to be purchased by a local land conservation organization.</u></p>	<p>Staff partially agree with the first paragraph but the main emphasis of the policy is avoidance first, which needs to be retained.</p> <p>Change Policy to: “The County shall limit or modify proposed development within areas that contain sensitive habit for special status species and direct development into less significant habitat areas.”</p> <p>A one to one ratio would be too limiting and it would be better to consider a variety of mitigation measures. Implementation 6, which accompanies this policy, has also been reworded as follows,</p> <p>“Where sensitive habitat for special status species is found to exist on a site, and a biological survey validates that such habitat does exist and there is the potential for occurrences of special status species to be found, the County shall require that a plan to protect these areas, with assurances to protect these areas be submitted prior to the time of construction. Such plan shall first recommend avoidance where at all feasible. When avoidance is infeasible, the County shall consider a variety of optional measures to limit the loss of habitat, including modification of the proposal or other such acceptable practice as identified in a biological study conducted by an environmental</p>	<p>No change needed</p> <p>Policy Report revised 06/24/07</p> <p>Policy Report revised 07/04/07</p>

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						professional. [ERME IV-C; Vegetation; Recommendation 6] [ERME; Pg 87, Modified] [Amended per Staff Comments July 27, 2006]	
ERM-1.3 (Encourage Cluster Development)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-1.3 (Encourage Cluster Development)	The County does not provide any implementation measures for this positive policy. The County should provide incentives to encourage developers to cluster developments. This will save on infrastructure costs as well as have a beneficial impact on air quality by reducing vehicle trips.	Chapter 5, Land Use, Implementation 1.B, addresses this issue.	No change needed
2	JAN 14	L	G. Schwaller	ERM-1.3 (Encourage Cluster Development)	This is a much-needed new policy that needs strengthening: “. . . the County shall <i>require</i> cluster development in areas with moderate potential for sensitive habitat <i>and shall prohibit development in areas with high potential for sensitive habitat.</i> ”	See comments ERM-1.3 (1) , above.	No change needed.
3	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-1.3 (Encourage Cluster Development)	We recommend that this policy be revised to include encouraging cluster development in the wildland urban interface. Clustering can significantly reduce the costs associated with protecting development from wildfire.	See Chapter 10, Health and Safety, Policy HS-6.4, Encourage Cluster Development.	No change needed
ERM-1.5 (Riparian Management Plans and Mineral Reclamation Plans)							
1	JAN 14	L	G. Schwaller	ERM-1.5 (Riparian Management Plans and Mineral Reclamation Plans)	Another much-needed new policy that should be stronger: “The County shall require . . . plans <i>to</i> include measures . . . maintain <i>and reclaim and restore</i> riparian . . .”	The words “Mineral” will be changed to “Mining” in title and in first line of policy. Staff agree with changes modified to read, “. . .protect, maintain and restore riparian. . .”.	Policy Report revised 06/24/07
2	FEB 12	L	Sierra Club	ERM-1.5 (Riparian Management)	Requires mineral Reclamation Plans must include measures to protect and maintain Riparian resources and habitats; however, there are not implementation measures stating when this	SMARA Statute spells this out.	No change needed

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				Plans and Mineral Reclamation Plans)	requirement must be implemented.		
ERM-1.6 (Management of Wetlands)							
1	JAN 14	L	G. Schwaller	ERM-1.6 (Management of Wetlands)	Another important new policy to strengthen: “The County shall support the <i>preservation and</i> management of . . .”	Agree. This change will be made.	Policy Report revised 06/24/07
ERM-1.7 (Encourage Planting of Native Vegetation)							
1	JAN 14	L	G. Schwaller	ERM-1.7 (Encourage Planting of Native Vegetation)	Another very good new policy to strengthen: “The County shall <i>require developers and encourage all residents and businesses to plant and maintain</i> native trees . . .”	The title will be changed to “Planting of Native Vegetation”. However, we do not agree with the comment as flexibility is needed.	Policy Report revised 06/24/07
ERM-1.8 (Open Space Buffers)							
1	JAN 14	L	G. Schwaller	ERM-1.8 (Open Space Buffers)	The policy should specify a minimum width for the buffer area, which should be sufficient to allow room for trailways as well as riparian habitat , probably a minimum of 50-100 feet from each bank or riparian border.	Agreed. See Implementation 8, which will create buffers as recommended by biological studies. The second to last sentence will now read, “Buffer requirements should be measured from the edge of the riparian area and set at distances recommended by biological studies of the site.” The last sentence in Implementation 8 will be removed. The last sentence in ERM-1.8 will be reworded as follows, “These buffers should be sufficient to assure the continued existence of	Policy Report revised 06/24/07

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						the waterways and..."	
2	July 4, 2007	-	Staff	ERM-1.8 (Open Space Buffers)	Supervisor Cox asked for more specifics, which would require buffer areas between development projects and significant water courses, vegetation, wetlands and other sensitive habitats. While identified as a new policy, the ERME currently contains a similar measure and should be reviewed for consistency (Per BoS 08.2.06).	This policy has been modified to be, "The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state." This makes the policy less, not more specific. Specific details will be addressed in the County Development Standards.	Policy Report revised 07/04/07
ERM-1.9 (Coordination on Management of Adjacent Lands)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-1.9 (Coordination on Management of Adjacent Lands)	Policy calls for the county to work with other government land management agencies including the National Park Service to preserve and protect resources. We welcome the opportunity to work with the county on this common resource management issue.	Comment noted. Add "The County shall..." to beginning of the policy. The title is "Coordination of Management on Adjacent Lands".	Policy Report revised 06/24/07
ERM-1.12 (Management of Oak Woodland Communities)							
1	JAN 14	L	G. Schwaller	ERM-1.12 (Management of Oak Woodland Communities)	This new policy sounds great, but it's much too vague. The County should acquire significant swathes of these beautiful and ecologically significant woodland communities to preserve them (such as in much-needed parks or open space and habitat reserves). The County should prohibit any and all substantial development in these increasingly rare woodlands. The County should require grazing and other use practices that do not substantially	See Foothill Growth Management Plan which sets aside a large portion of the County for foothill agriculture with 160 acre minimum parcel sizes. Implementation 12A will be added as follows, "The County shall ensure	Policy Report revised 07/04/07

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					prevent the generation of new oaks.	that the provisions of Public Resources Code Section 21083.4 are followed when evaluating projects in areas containing oak woodlands.” Implementation 13 will be deleted and replaced by, “The County shall work with stakeholders to determine the feasibility of adopting an oak woodlands management plan pursuant to the Oak Woodlands Conservation Act of 2001. The purpose will be to qualify for grant funding under Proposition 84 to support and encourage voluntary long term private stewardship and conservation of California’s oak woodlands.”	
2	FEB 12	L	Sierra Club	ERM-1.12 (Management of Oak Woodland Communities)	Should not limit itself to oak woodlands. For instance, the Dry Creek drainage contains rare sycamore alluvial woodland that should be protected, and there may be other woodland communities deserving the same.	The loss of riparian habitat is addressed in Policy ERM-1.4, Protect Riparian Areas and Implementation Measures 2, 7 and 8 and will be addressed in individual projects through CEQA review.	No change needed
ERM-1.13 (Pesticides)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-1.13 (Pesticides)	Based on the findings of this evaluation, the County should work with the Department of Pesticide Regulation to create appropriate buffer zones.	Policy AG-1.11 discusses agricultural buffers. The first portion of ERM-1.13 will be changed to “The Tulare County Agricultural Commissioner/Sealer will cooperate with state and federal agencies in the evaluation of side effects...”	Policy Report revised 06/24/07

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2	JAN 14	L	G. Schwaller	ERM-1.13 (Pesticides)	This is a very weak version of a very important policy. For the health and safety of its people and its natural resources, including wildlife, the County should be doing much more than simply evaluating side effects; the County should be actively working to minimize the use of toxic chemicals that are polluting our air, water, and soil.	See response to Comment AQ (General Comments) (6) and response to Comment HS-4.6 (Pesticide Control) (2)	No change needed
Goal ERM-1.14, Mitigation Banking							
1	July 4, 2007	-	Staff	ERM-1.14 (Mitigation Banking)	Replace the existing new policy with a refined policy, as follows, "The County shall support the establishment and administration of a mitigation banking program, including working cooperatively with TCAG, Federal, State, not-for-profit and other agencies and groups to evaluate and identify appropriate lands for protection and recovery of threatened and endangered species impacted during the land development process." [New Policy]		Policy Report revised 07/04/07
Goal ERM-2							
1	JAN 14	L	G. Schwaller	ERM-2	Here's another much-needed policy in need of teeth: "To conserve and protect areas . . . mineral deposits <i>while maintaining and protecting</i> water resources, air quality . . ." "This shall include . . . the timely reclamation <i>at developer's expense</i> and subsequent beneficial . . ." The ensuing policies should also emphasize throughout that the developer is responsible for "pay as you go" site restoration: no more running off with the profits while leaving a huge mess and a ruined environment to be cleaned up and restored at taxpayers' expense.	We have rewritten the goal to make it clearer. ERM 2.14, SMARA Requirements, in addition to other ERM policies, covers many of the values listed in this goal. The change will be made to read: "To conserve, protect and encourage the development of areas containing mineral deposits while considering values..." The last sentence will be removed from the goal. The title of ERM 2.11 will be changed to "Incompatible Development" and the policy	Policy Report revised 06/24/07 Policy Report revised 06/24/07

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						changed to state "...not be lands within or adjacent to..."	
ERM-2.1 (Conserve Mineral Deposits)							
1	NOV 18	L	Scott Cochran, TCAG	ERM-2.1 (Conserve Mineral Deposits)	The County should consider a "Mineral Tax" for aggregate leaving the County. The tax would be similar to a "Transient Occupancy Tax".	A Mineral Fee could be considered but the legality of a tax for minerals leaving the county would be questionable.	No change needed
ERM-2.5 (Emphasize Development)							
1	JAN 14	L	G. Schwaller	ERM-2.5 (Emphasize Development)	"Emphasize <i>Responsible</i> Development. Emphasize the <i>responsible</i> development of ..."	Agree. The title will change to "Resources Development" and the policy will be changed to: "The County will promote the responsible development of..."	Policy Report revised 06/24/07
ERM-2.6 (Streamline Process)							
1	JAN 14	L	G. Schwaller	ERM-2.6 (Streamline Process)	It is essential that such "streamlining" does not bypass or shirk environmental and financial responsibilities. If aggregate or Portland Cement costs a little more per ton, that will not stop or even slow development. Any extra cost will simply be passed on to the consumer, and it will be a tiny fraction of the overall cost of the end product. Perhaps a good way to streamline would be for the County to work in advance with members of the industry, biologists and geologists and hydrologists and other scientific experts as needed, and community and environmental groups to establish likely areas for the development of mineral deposits and guidelines for	Agree. Mineral mining master plans are an idea worth pursuing, but are costly. Implementation Measure 21A for ERM-2.6 will be added as follows, "The County shall examine the feasibility of preparing a Mining	No change needed Policy Report revised 06/24/07

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					development in each area. Then, as existing operations exhaust their sites, they will already know what the requirements will be for them to “develop” another site, once they have reclaimed and restored for beneficial use the site they have exhausted.	Master Plan for identified resource areas.” Implementation 41 will be changed by adding “... to approve certain types of mining permits and reclamation plans...”and delete the rest of the sentence.	Policy Report revised 06/24/07
ERM-2.7 (Adjacent Uses/Services)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-2.7 (Adjacent Uses/Services)	This policy states that the County shall ensure that the surface the mining approval process takes into consideration environmental impacts. The County should commit to mitigating impacts not just considering them. This is required under the California Environmental Quality Act (CEQA). Furthermore, CEQA requires the County to not only take environmental impacts into consideration, but to mitigate impacts to a less than significant impact.	This policy will be deleted as it is already required by CEQA.	Policy Report revised 06/24/07
2	JAN 14	L	G. Schwaller	ERM-2.7 (Adjacent Uses/Services)	“Ensure that the . . . process <i>minimizes adverse impacts to . . .</i> ”	See ERM-2.7 (1)	No further change needed
ERM-2.8 (Minimize Adverse Impacts)							
1	JAN 14	L	G. Schwaller	ERM-2.8 (Minimize Adverse Impacts) ERM-2.12 (Conditions of Approval)	To ensure that this happens, the miner’s impact fees must be sufficient to guarantee implementation of ongoing mitigation and final reclamation and restoration of the site.	Not needed. SMARA requires annual inspections and the County annually reviews and updates financial assurances for site reclamation. See Implementations 30 and 43.	No change needed

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ERM-2.14 (SMARA Requirements)							
1	JAN 14	L	G. Schwaller	ERM-2.14 (SMARA Requirements)	<p>Please list what reasons would justify exempting any surface mining from SMARA requirements. Requiring reclamation procedures to restore the site for “future beneficial use” is dangerously insufficient. What kind of beneficial use? And when in the future? Take a look at what’s happening to entire mountaintops being turned into relative ecological deserts (as “beneficial use” for golf courses) in the Southeast, while poisoning or eliminating streams, obliterating landforms and vegetation essential to scenic values and habitat, destroying agricultural land, and wrecking quality of life. Mine operators must be required to operate in the least devastating manner possible and to restore the site to its prior functional condition to the degree possible; in other words, if a natural waterway existed before the mining operation, that waterway must be functionally restored; if a riparian zone existed, it must be functionally restored, etc.</p> <p>“Mine reclamation costs <i>shall be borne</i> by the mine operator . . .for restoration procedures <i>prior to approval of permit.</i>”</p> <p>Miners should be required to reclaim as they go (in case they run out and leave the taxpayers holding the bag), and ongoing County inspection should occur to ensure that this reclamation is proceeding to the satisfaction of the County and in accordance with current Best Management Practices and Best Available Technology.</p>	<p>Certain operations are statutorily exempt. See Public Resources Code § 2714 for more information.</p> <p>Beneficial use is identified in the reclamation plan which is adopted at as part of permit approval.</p> <p>The overwhelming majority of County reclamation plans require reclamation to agriculture, water recharge, or natural habitat.</p> <p>SMARA does not require restoration to the prior functional condition.</p> <p>Agree. Reclamation costs are already required to be borne by the mine operator. The text will be changed to “shall be borne”.</p> <p>The mines do this anyway; otherwise the financial assurances would be expensive.</p>	<p>No changes needed</p> <p>Policy Report revised 06/24/07</p> <p>No change needed</p>

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2	NOV 18	L	Scott Cochran, TCAG	ERM-2.14 (SMARA Requirements)	Spell out "SMARA"	SMARA will be spelled out in the Key Terms.	Policy Report revised 06/24/07
Goal ERM-3							
1	JAN 14	L	G. Schwaller	ERM-3	Same comments as for ERM-2.	See Goal ERM-2 (1)	No change needed
Goal ERM-4							
1	JAN 14	L	G. Schwaller	ERM-4	Another very important new goal that needs stronger language: "To <i>require energy and water</i> conservation . . ." "Encourage" is not enough. It offers an unnecessary and adverse choice, which is to not be energy and water efficient. The County should lead the way in conservation and protection of its critical resources.	Point noted. The language is adequate for a goal, but may need stronger policies to address global warming mandates. See the EIR.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-4	<p>There are a number of other energy conservation policies that are scattered elsewhere in the plan (e.g., agricultural resources policy 2-11 on page 4-6). It would be very helpful if all these policies were pulled together or at least referenced under goal ERM-4. All new county school and community facilities should be required to meet energy efficiency targets set by the county.</p> <p>All current county owned structures should be scheduled for retrofit to make these buildings more energy efficient. All new farming operations that will be generating animal waste should have a section in their permits to develop methane capture for energy production and/or install solar power capabilities within the operation. There needs to be a well defined county-wide effort to promote expansion of sustainable energy including but no limited to solar, wind, and hydro. As an agricultural area, cooperative efforts need to be developed with outside corporations in the development of biomass energy.</p>	<p>The EIR will pull related policies together in several areas. The policies below the goal also contain a cross referenced to Chapter 4, Agriculture.</p> <p>The County does this as economics allows.</p>	No change needed

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ERM-4.1 (Energy Conservation Measures)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-4.1 (Energy Conservation Measures)	The County provides no implementation measure and limits its policy to only what is required by state law. The County should create incentive programs that reward developments that exceed state energy conservation standards and that use alternative low polluting energy sources such as solar.	The Building Code update includes new requirements for water and energy efficiency. Also see Chapter 5, Land Use, Implementation Measure 1A; and Chapter 9, Air Quality, Implementation Measure 9B.	No change needed
2	JAN 14	L	G. Schwaller	ERM-4.1 (Energy Conservation Measures)	“The County shall <i>require</i> the use of solar . . . panels, <i>and energy and water conservation features, including building orientation and landscaping</i> , in new . . .”	See comment ERM-4.1 (1)	
3	July 13, 2007	-	Staff	ERM-4.1 (Energy Conservation Measures)	The title will be changed to Energy Conservation and Efficiency Measures, and the policy will be modified as follows, “The County shall encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with state law. [<i>New Policy</i>]”		Policy Report revised 07/13/07
ERM-4.2 (Streetscape and Parking Area Improvements for Energy Conservation)							
1	JAN 14	L	G. Schwaller	ERM-4.2 (Streetscape and Parking Area Improvements for Energy Conservation)	“The County shall <i>require</i> the planting <i>and maintenance</i> of shade . . .”	Agree, in part. This will be changed to read, “The County shall promote the planting and maintenance . . . areas of new urban development . . .”	Policy Report revised 06.24.07
2	NOV 18	L	Scott Cochran, TCAG	ERM-4.2 (Streetscape and Parking Area Improvements for Energy Conservation)	For new developments, the County “shall” require those improvements.	See Chapter 5, Land Use, Implementation 1.A, which reference Land Development Regulations to be crafted.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
				Energy Conservation)			
3	July 4, 2007	-	Staff	ERM-4.2 (Streetscape and Parking Area Improvements for Energy Conservation)	Parking area improvements and streetscaping will be added to the list of land development regulations to be produced in Chapter 5, Land Use, Implementation 1A. It will be noted that the measure implements ERM-4.2.		Policy Report revised 07/08/07
ERM-4.6 (Renewable Energy)							
1	July 13, 2007	-	Staff	ERM-4.6 (Renewable Energy)	The County shall support efforts, when appropriately sited, for the development and use of alternative energy resources, including renewable energy such as wind, solar, bio-fuels and co-generation.		Policy Report revised 07/13/07
Goal ERM-5							
1	JAN 14	L	G. Schwaller	ERM-5	Please see comments regarding p. 8-4 Recreation Resources, above, as pertinent to this section also.	Comment noted.	No change needed
ERM-5.1 (Parks as Community Focal Points)							
1	JAN 16	L	Laurel Firestone, Community Water Center	ERM-5.1 (Parks as Community Focal Points)	This policy is good, but implementation seems to only provide communities through new development. Mechanisms should be established to develop financial mechanisms for existing communities and hamlets regardless of new development projects.	Agree. See Policy ERM-5.4, Park-Related Organizations and Implementation 49.	No change needed
2	JAN 14	L	G. Schwaller	ERM-5.1 (Parks as Community Focal Points)	A very good new policy. "The County <i>shall</i> strengthen . . . buildings to <i>new and</i> existing . . ."	Agree with both changes.	Policy Report revised 06/24/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
3	NOV 18	L	Scott Cochran, TCAG	ERM-5.1 (Parks as Community Focal Points)	Parks should be planned so as to be connected to other land uses via pedestrian and bicycle routes.	See Chapter 12, Transportation and Circulation, Section 12.5, Bicycle Routes and Trails.	No change needed
ERM-5.2 (Park Amenities)							
1	JAN 14	L	G. Schwaller	ERM-5.2 (Park Amenities)	“The County shall provide a broad range . . . recreational opportunities within . . .”	Agreed.	Policy Report revised 06/24/07
ERM-5.3 (Park Dedication Requirements)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-5.3 (Park Dedication Requirements)	This is a very good policy and we are pleased to see the County take advantage of the Quimby Act.	Thank you. In the policy, “e.g.” will be replaced with “for example” to clarify that the Quimby Act is the only way to fund park development.	No change needed
ERM-5.5 (Collocated Facilities)							
1	NOV 18	L	Scott Cochran, TCAG	ERM-5.5 (Collocated Facilities), ERM-5.6 (Location and Size Criteria for Parks)	The County should be pro-active and develop large retention ponds which would double as passive or active parks and meet the intent of both of the above policies.	This is already being done. Examples can be seen in Earlimart and Richgrove.	No change needed
ERM-5.6 (Location and Size Criteria for Parks)							
1	JAN 16	L	Laurel Firestone, Community Water Center	ERM-5.6 (Location and Size Criteria for Parks)	The County should make all its park standards based on geographic equality, not just population, so that small isolated are not forced to travel great distances to enjoy parkland. This is one of the few areas where to county recommends establishing an impact fee. There is no reason that an impact	It is impractical to put all parks within walking distance. ERM-5.6 allows for parks in the unincorporated communities and neighborhoods.	No changes needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					fee could not be used for other count-wide needs, such as basic urban infrastructure.	The county is on track to put a comprehensive impact fee program in place. The BOS meeting on May 22, 2007 discussed this issue and also Implementation Measure number 48 in this Chapter and Implementation 3 in Chapter 13, Public Facilities and Services address this.	
2	JAN 14	L	G. Schwaller	ERM-5.6 (Location and Size Criteria for Parks)	Our County’s neighborhoods and communities and unincorporated areas are woefully short of parks. Are we meeting any of the listed criteria and guidelines? Pocket parks, neighborhood parks, community parks, regional parks – where are they? For example, we live in Three Rivers. If the guideline is that the County should maintain five to nine acres of County-owned improved parkland per 1,000 population in the unincorporated portions of the County, then the Three Rivers population should be served by at least ten to twenty acres of such parkland, but I know of no County parkland in or near Three Rivers. For another example, Regional Parks are defined as typically being over 200 acres in size, and, if there should be one acre per 1,000 population, we should have 400 acres of regional parkland, or two 200-acre regional parks, yet in the vast region of Tulare County, our largest County park is only 165 acres, and most are much smaller. Yet our population is growing very rapidly, increasing the need for such parklands. The County should establish these parklands as soon as possible, and should require all new developments to include pocket parks and neighborhood parks at developer’s expense.	This is a new policy, not an existing one. ERM Implementation 54 requires the development of a park master plan which will help implement this policy.	No change needed
ERM-5.7 (Public Water Access)							
1	JAN	L	G. Schwaller	ERM-5.7 (Public Water Access)	This is a high priority policy. Please give examples of, and publicize, where the County has already acquired such public	We do not see very much development along water bodies in	No change needed

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	14				access rights.	Tulare County but the County has acquired parks adjacent to water bodies including Bartlett Park and Kings River Park.	
2	JAN 16	L	Laurel Firestone, Community Water Center	ERM-5.7 (Public Water Access)	Policy 5-7 and implementation measure 52 should also include enforcement of CA government Code Section 66478(a), requiring local agencies to reject proposed subdivision maps unless they provide, or have available, reasonable public access by fee or easement from a public highway to that portion of the bank of the river or stream bordering or lying within the proposed subdivision.	After “public access”, the words, “...in conformance with Government Code Section 66478(a)” will be added into Implementation Measure 52.	Policy Report revised 06/24/07
3	NOV 18	L	Scott Cochran, TCAG	ERM-5.7 (Public Water Access)	Consider adding rivers, sloughs, irrigation canals/ditches to those described water bodies.	The word “water bodies” will be changed to “water courses” in the second line. The word will also be replaced in Implementation 52. “Water bodies/courses” is meant to be all inclusive.	Policy Report revised 06/24/07
ERM-5.9 (Encourage Development of Private Recreation Facilities)							
1	JAN 14	L	G. Schwaller	ERM-5.9 (Encourage Development of Private Recreation Facilities)	“The intensity of such . . . <i>must</i> not exceed . . .to accommodate the new development and <i>must</i> be compatible ...”	Disagree. This suggestion precludes the opportunity for mitigation. The words “...handball and racquetball” will be replaced with the words “ball courts”.	No change needed Policy Report revised 06/24/07
ERM-5.12 (Meet Changing Recreational Needs)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM-5.12 (Meet Changing Recreational Needs)	The County should also include promotion of the Allensworth Historical State Park.	The text will be changed to read, “The County shall promote the continued and expanded use of national and state forests, parks, and	Policy Report revised 06/24/07

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						other recreational areas...”	
2	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-5.12 (Meet Changing Recreational Needs)	We welcome the opportunity to work with the county on this common recreation issues. County residents are an important constituent of our visitor population. Our joint transportation initiative with the county is expected to further support and expand this use.	Comment noted.	No change needed
ERM-1.15 (Open Space Preservation)							

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3	FEB 14	L	Tulare County Citizens for Responsible Growth	ERM 5-15 (Open Space Preservation)	<p>This is a good policy, but there is no implementation measure identified. A number of tools, both voluntary and mandatory, are available to assist the County and landowners in preserving open space. One such tool is a transfer of development rights program, or TDR, that creates an economic incentive for landowners to protect open space by selling their development rights to a developer in an area where development is appropriate. In exchange, that developer is able to increase the density of development on his or her project. Such an implementation measure might look like:</p> <p><i>TDR Program. Establish a Transfer of Development Rights program to achieve effective protection of open space and agricultural lands and maintain viability of existing agricultural operations and conservation of habitat and watershed lands. The County in collaboration with local non-profits will seek funding to prepare a TDR program including the following:</i></p> <ul style="list-style-type: none"> a) <i>Evaluate the potential for donor and receiver sites within the unincorporated county as well as consider the feasibility of potential receiver sites within incorporated cities and unincorporated communities in Tulare County.</i> b) <i>Identify possible criteria for identifying donor and receiver sites and recommend procedures for the resale and transfer of purchased residential development rights.</i> c) <i>Evaluate the feasibility of utilizing existing non-profit entities to administer or participate in an expanded program.</i> d) <i>The program should be prepared by qualified consultants with expertise in developing and implementing TDR programs.</i> 	<p>Agree, we should have an implementation, but it should not focus solely on TDRs.</p> <p>Implementation Measure 55 (A) will be added as follows, “The County’s existing opens space land protection program, which is centered on implementation of the Williamson Act, shall be continued with attention to other tools, such as Transfer Development Rights, as needed”.</p>	Policy Report Revised 06/24/07
ERM-5.18 (Interagency Cooperation)							
1	JAN	L	G. Schwaller	ERM-5.18 (Interagency)	What does this mean? Aren’t Three Rivers and Springville already gateway communities? Please be more specific.	This is defined in Chapter 7, Scenic Landscapes, Key Terms. Policy SL-	Policy Report revised 06/24/07

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	14			Cooperation)		2.2, Gateways to the Sequoias has further information. We will also change the information box to reference Chapter 7, Scenic Landscapes. Also, the term “the establishment of” will be removed from the Policy ERM-5.8.	
2	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-5.18 (Interagency Cooperation)	The purpose of this policy is presumably to promote the economic development of that community. Consider placing this policy under Goal ED-5; that would seem to be a better fit.	Agree. The revised policy and information box will be moved to Chapter 3, Economic Development as ED-5.14.	Policy Report revised 06/24/07
Goal ERM-6							
1	JAN 14	L	G. Schwaller	ERM-6	Another very important new goal with corresponding policies that need to be stronger.	Comment noted.	No change needed
ERM-6.1 (Evaluation of Cultural and Archaeological Resources)							
1	JAN 14	L	G. Schwaller	ERM-6.1 (Evaluation of Cultural and Archaeological Resources)	“The County <i>shall</i> participate in . . .”	Agree. This change will be made.	Policy Report revised 06/24/07
ERM-6.2 (Protection of Resources with Potential State or Federal Designations)							
1	JAN 14	L	G. Schwaller	ERM-6.2 (Protection of Resources with Potential State or	“The County <i>shall protect</i> cultural and . . .”	Disagree. This needs to be left flexible to allow the County to mitigate in accordance with CEQA.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
				Federal Designations)			
ERM-6.3 (Alteration of Sites with Identified Cultural Resources)							
1	JAN 14	L	G. Schwaller	ERM-6.3 (Alteration of Sites with Identified Cultural Resources)	“When planning . . . resources, <i>such development or alteration must protect</i> the resources. Development <i>shall not be permitted in these areas until a</i> site specific investigation . . . value of <i>the</i> resource, and <i>preservation and</i> mitigation measures have been <i>defined and financially guaranteed to minimize any adverse impacts . . .</i> ”	Disagree. See response to comment ERM-6.2 (1)	No change needed
Goal ERM-7							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-7	There is considerable overlap between preventing erosion and protecting water resources. In recognition of this, we recommend that environmental resource management goal ERM-7 be revised to read: “To preserve and protect soil resources for agricultural and timber productivity, to protect public health and safety, and to protect water resources.”	Water Resources are covered in Chapter 11.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-7	Goal speaks strongly to the issue of soil conservation. We support this goal and the farsighted steps that the county is taking to conserve this nonrenewable resource.	Comment Noted.	No change needed
ERM-7.3 (Protection of Soils on Slopes)							
1	JAN 14	L	G. Schwaller	ERM-7.3 (Protection of Soils on Slopes)	Building and road construction . . . on slopes of 5-30 percent <i>must</i> be accompanied . . .”	Agree, with the modification that instead of the word “must”, the word “shall” will be used and the phrase “...be required to” will be removed. The words “...and increase ofP” will also be removed.	Policy Report revised 06/24/07

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						<p>Additionally, it will be qualified that the policy applies to slopes of 15 percent or more, and the words, "...unless otherwise provided for in this General Plan," will be added to the end of the sentence.</p> <p>An information box referencing other policies relating to slopes (Chapter 5, Land Use, LU-1.7, Development on Slopes; and Policy FGMP-9.11, Development on Slopes) will also be provided.</p>	
2	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM-7.3 (Protection of Soils on Slopes)	This policy and policy HS-6.6 are prudent, but they are not sufficient to address the risks that result from developing in the wildland urban interface. We recommend that a new "Minimizing Wildland Fire Risk" policy be added to the Health and Safety Element. Under that policy, the county would encourage appropriate actions (e.g., cluster development and fuels thinning) to reduce fire risks in the wildland urban interface.	See Chapter 10, Health and Safety, Policies 6.4 through 6.11, which encourage clustering and fuel breaks.	No change needed
ERM (Implementation 2)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 2)	The timeline for implementation of designating Natural Areas to protect natural habitats is much too far in the future. Why wait? Does this Implementation Measure apply only to Golden Trout Creek? It should apply to many of our waterways, riparian zones, woodlands, foothill areas, wetlands, etc.	The Golden Trout Creek is already protected. The entire last sentence will be removed. The words "Natural Areas" will be replaced with "Resource Conservation areas". See the Resource Conservation designation in Chapter 5, Land Use for details on how these areas will be protected.	Policy Report revised 06/24/07
2	FEB	L	Sierra Club	ERM (Implementation	Should include provisions for designating additional Natural Areas as the biodiversity inventory and map is completed, to	Implementation 2 will be amended as follows, "The County shall utilize	Policy Report revised 07/04/07

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	12			Measure 2)	compliment implementation measure 7.	existing provisions within the Zoning Ordinance to designate Resource Conservation Areas designed to protect natural habitats as those areas are identified over time.” Also, the third sentence in Implementation 7 will be changed to a bullet.	
ERM (Implementation 3)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measure 3)	Is weak and will not carry out Erm-1.1 and Erm-1.2. It allows for project development in rare and endangered species habitat and environmentally sensitive habitat and makes no mention of protection or mitigation.	Each of the Implementation Measures must be looked at in conjunction with all other Policies and Implementation Measures. See Policies ERM-1.1, Protection of Rare and Endangered Species and ERM-1.2, Development in Environmentally Sensitive Areas and Implementation Measures 1-10. CNDDDB will be spelled out.	No change needed
ERM (Implementation 4)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measure 4)	Is weak and will not carry out Erm-1.1 and Erm-1.2. It only states that a biological survey will be completed and filed with the County. It allows for project development in rare and endangered species habitat and environmentally sensitive habitat and makes no mention of protection or mitigation.	See response to Comment ERM (Implementation 3) (1)	No change needed

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ERM (Implementation 5)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measure 5)	Is weak and will not carry our Erm-1.1, ERM-1.2 and ERM-1.6. It only states that a wetland delineation study will be completed and filed with the County. It allows for project development in wetland habitat and makes no mention of protection or mitigation.	See response to Comment ERM (Implementation 3) (1)	No change needed
ERM (Implementation 3-5)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measures 3-5)	Contradicts ERM-1.8 policy for open space buffers.	See revisions to ERM-1.8.	No change needed
ERM (Implementation 7)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measure 7)	The biodiversity inventory and map should be part of the joint study in implementation measure 7.	Implementation 7 presumes a map and inventory as the foundation of a study.	No change needed
ERM (Implementation 9)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 9)	Waiting until at least 2010 to start preserving vernal pools is way too long. Please move protection measures for these unique and critical habitats to 2007.	Vernal pools will be further protected through the mitigation banking program which will take some time to formulate. After “establishing” add “a mitigation banking program,”	Policy Report revised 06/24/07

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ERM (Implementation 11)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 11)	“The County shall develop . . . a landscape <i>palette</i> . . .”	It works either way, but the spelling will be changed to reflect the artistic nature of the palette in question.	Policy Report revised 06/24/07
ERM (Implementation 13)							
1	FEB 12	L	Sierra Club	ERM (Implementation Measure 13)	Should include the adoption of a heritage oak tree ordinance, similar to the one in the City of Visalia.		Comment not yet reviewed
ERM (Implementation 15)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 15)	This can't happen soon enough. “The County shall institute . . . provides <i>substantial financial</i> consequences for . . .”	Consequences are more than financial. The wording will be changed to, “The County shall continue its enforcement program...” The Agricultural Commissioner/Sealer will be added as a responsible party.	Policy Report revised 06/24/07
(New Implementation 16A)							
1	July 18, 2007	-	Staff	ERM (New Implementation 16A)	Per BoS, 10/30/06, add a policy that addresses the Sierra Nevada Conservancy referencing their constitution enabling legislation and discussing the County roll.	Implementation 16A will be added in Chapter 8, Environmental Resources Management, as follows, “The County shall work with funding sources and special interest	Policy Report revised 07/18/07

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						groups such as the Sierra Nevada Conservancy, land trusts, and private foundations to provide resources to implement the plans and programs of the Environmental Resources Management Element.”	
ERM (Implementation 17-23)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measures 17-23)	Why no implementation schedules?	<p>The following timelines will be added, and changes made:</p> <p>Imp. 17 - 2007-2010</p> <p>Imp. 18 - 2007-2010</p> <p>Imp. 19 will be deleted and a map Appendix showing Tulare County’s Mineral Resource Zones will be added after the mining section.</p> <p>Imp. 20 and 21 will be merged to implement Policy 2.10, Compatibility, with a 2010-2015 timeframe.</p> <p>Imp. 21A – 2015-2030</p> <p>Imp. 22 – Conflicts will Policy 2.11, Incompatible Development. Parts (1) (a) and (b) of the measure, and the reference to the appendix, will be deleted. The timeframe will be 2007-2010.</p> <p>Imp. 23- The words “Zoning Ordinance” will be changed to</p>	Policy Report revised 07/22/07

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						<p>“SMARA Ordinance” with a timeframe of 2007-2010.</p> <p>Timelines have also been added for the rest of the Implementation Measures relating to SMARA.</p>	
ERM (Implementation 19)							
1	JAN 17	L	Del Strange	ERM (Implementation Measure 19)	Last line should read: “...adopted pursuant to measure <u>17</u> .”	A map showing the County’s Mineral Resource Zones will be added to the Appendix.	<p>Policy Report revised 06/24/07</p> <p>This map will be added for the public release draft of the Goals and Policies Report.</p>
ERM (Implementation 21 and 22)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM (Implementation Measures 21 & 22)	The County states in these two measures that incompatible development around surface mining operations will be discouraged and will only be approved by preparing a statement of overriding considerations. As written, these two measures seem to indicate project approval is a foregone conclusion regardless of the specifics of the particular project. The County should rephrase these implementation measures to read: the County shall not approve an incompatible use unless the County finds that the benefits of the proposed project outweigh the costs.	<p>The last paragraph of Implementation Measure 22 will be deleted. Policy ERM-2.11, Incompatible Development, will be further modified to include a sentence from Implementation Measure 22. Replace with: “...shall not be on lands containing or adjacent to identified mineral deposits, or along...”</p> <p>At the end of Policy ERM-2.11 add “...or a statement of overriding</p>	Policy Report revised 06/24/07

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							considerations, stating public benefits and overriding reasons for permitting the proposed use are adopted".	
ERM (Implementation 28)								
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM (Implementation Measure 28)	The County should clarify that this measure applies only when a rock crusher, batch plants, concrete and asphalt recycling, truck operations and other appurtenant uses are proposed at the same time as the surface mining permit.	This Implementation Measure will be deleted, as this has already been done. See SMARA Ordinance Section 7-25 1020.	Policy Report revised 06/24/07	
ERM (Implementation 42)								
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 42)	Please see comments on p. 8-7 ERM-2.14, above.	See response to ERM-2-14 (1). This will also be listed as an ongoing implementation.	Policy Report revised 07/22/07	
ERM (Implementation 44)								
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 44)	"Areas containing mineral springs and seeps [omit "where such seeps and springs appear to be vital to . . . area"] shall be protected." The valley is a desert; we need to preserve and protect all water resources.	Comment noted. See Chapter 11, Water Resources.	No change needed	
ERM (Implementation 49)								
1	FEB	L	Center on Race, Poverty and The Environment	ERM (Implementation Measure 49)	While it is beneficial to have local entities such as Community Service Districts acquire and maintain parks, low income communities and hamlets do not have the resources to do so.	Agree. The wording will be changed to, "The County shall encourage and assist...".	Policy Report revised 06/24/07	

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	13				The County should assist such communities acquire the necessary resources by requiring developer fees, other impact fees, or applying for federal or state funds.		
ERM (Implementation 53)							
1	JAN 14	L	G. Schwaller	ERM (Implementation Measure 53)	“Developers of new . . . to assure completion <i>and ongoing maintenance</i> of the entire facility.”	Agree, but the developer should only be responsible for setting up the mechanism for long term maintenance. The following will be added to the end of the Implementation Measure, “. . .and to establish a mechanism to ensure long term maintenance.”	Policy Report revised 06/24/07
ERM (Implementation 54)							
1	FEB 13	L	Center on Race, Poverty and The Environment	ERM (Implementation Measure 54)	This is a very good implementation measure. The County should clarify that the park master plan will be developed with public participation and outreach providing for evening meetings and translation. In addition, this type of implementation measure can be used for several policies, particularly regarding infrastructure.	This is a common concern. An umbrella policy will be created that covers public outreach efforts. The policy will be included in Chapter 2, Planning Framework as Policy PF-6.7, Public Outreach, as follows, “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.”	Policy Report revised 07/04/07
2	JAN	L	Laurel Firestone, Community Water Center	ERM (Implementation Measure 54)	This is a great implementation measure, and should be replicated in other areas, such as urban infrastructure development, including water and wastewater services.	Chapter 13, Public Facilities and Services, Implementation 1 covers this issue. Water and wastewater are	No change needed

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	16					typically handled by Special Districts, not the County.	
3	July 4, 2007	-	Staff	ERM (Implementation Measure 54)	<p>Implementation Measure 54, which requires the County to initiate a long range countywide recreation study. Supervisor Cox felt it was too much commitment while Supervisor Worthley was unsure why such a study was needed since most of the population served is city population. The policy should be revised with a more limited focus on the needs of the unincorporated communities (Per BoS 08.22.06).</p> <p>In the Implementation Measure “shall” will be changed to “should”.</p>		Policy Report revised 07/04/07
ERM (Implementation 57)							
1	July 4, 2007	-	Staff	ERM (Implementation Measure 57)	<p>Board members liked the idea of Measure 57 for maintenance of a historic preservation site committee, but wondered about the cost. SW suggested leaving it in, but keeping it discretionary (Per BoS 08.22.06).</p> <p>The language will be changed as follows, “The County should establish and maintain a Historic Site Preservation Committee. This committee should include representatives from each community...”</p>		
ERM (Section 8.9, Policy 2.5 and Measure B1.b, pg. 8-28)							
1	JAN 17	L	Del Strange	ERM (Policy 2.5 and Measure B.1.b, pg 8-28)	<p>Why are numbers out of sequence? Where are Policies 2.1, 2.2, 2.3, 2.4, 2.6, 2.7, etc.? Where are measures A.1a, ..., B.1.a, etc.?</p>	<p>We are removing the Appendix entirely, but creating an implementation measure that references the Appendix.</p> <p>New Implementation 47A will read, “The County shall reference proposed conditions of approval</p>	Policy Report revised 06/24/07

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						recommended by the Mineral Resources Advisory Committee (MRPAC) in June 2006, during permit review.”	
ERM (General Comments)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	ERM	The soil resources policies and implementation measures deal primarily with designing man-made disruptions to minimize erosion and sedimentation problems. Restoration measures on disturbed land will also be necessary in order to achieve the ERM-7 goal. The plan acknowledges that restoration measures are needed for mineral extraction activities, but not for other disturbances such as wildfires. We recommend that a new “Restoration of Disturbed Land” policy be added to the soils resources portion of the document. Under that policy, the county would support restoration of disturbed land where required to avoid unnatural levels of soil erosion.	Agree. A new policy will be added: HS-6.15, Restoration of Disturbed Land, as follows, “The County shall support the restoration of disturbed lands resulting from wildfires”.	Policy Report revised 06/24/07
2	NOV 18	L	Scott Cochran, TCAG	ERM	Consider a new policy encouraging the County to take advantage of a Mitigation and Conservation Banking Program already set up by the Tulare County Association of Governments.	Agreed. A new policy and implementation measure will be drafted. ERM-1.14, Mitigation and Conservation Banking Program “The County should take the lead in conjunction with TCAG in establishing and administering a mitigation conservation banking program for Tulare County”. (per BOS) Implementation 7A: If feasible and needed the County shall develop and administer a county mitigation and conservation banking program with TCAG and	Policy Report revised 06/24/07

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						other stakeholders.	
3	FEB 14 – MAR 14	M	Commissioner Dias	ERM	Commissioner Dias asked that such a policy be added, as well as an Implementation Measure that addresses coordination with TCAG in developing the program and the means to fund and manage such resources.	This policy can be found in Chapter 8, Environmental Resources Management, Policy ERM-1.14, Mitigation and Conservation Banking Program, and its corresponding Implementation Measure 7A.	No change needed
AQ (Key Terms pg. 9-1)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ (Key Terms)	The list of key terms should include Best Available Control Technology (BACT) and Best Available Retrofit Control Technology (BARCT). Both of these strategies are from guidance from EPA. They should be included in both industrial/agricultural activities and transportation in the reduction of emissions throughout the county.	These terms apply to EPA and SJVAPCD permitting for stationary sources as part of their programs, and are used for project specific evaluation at the Federal and State level. Though the County complies with these requirements, they are not appropriately addressed in the General Plan.	No change needed
2	FEB 14 – MAR 14	M	Commissioner Dias	AQ (Key Terms)	Why is 'lead' in the key terms? Is it an issue in Tulare County?	Lead is not a significant issue in Tulare County but needs to be recognized as a potential pollutant.	No change needed
AQ (Key Terms pg. 9-3)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ (Key Terms)	The terms "Sensitive Groups" is defined on page 9-3. The last sentence of that definition should be changed to "These groups include the elderly, infants and children, and individuals with pre-existing health problems such as disease".	It is unclear why diseased people are a particularly sensitive group; for example people with gout are not necessarily a sensitive group. Therefore no change is	No change needed

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						recommended.	
AQ (Existing Conditions Overview pg. 9-3)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ (Existing Conditions Overview)	The first paragraph leaves the impression that significant and constant progress is being made towards cleaner air. That overstates the case. This paragraph should acknowledge the seriousness of the situation and express the importance and urgency of clearing our air. We recommend ending this paragraph with the following sentence: "In spite of slight improvements, this region is still identified as having some of the worst air quality in the nation".	Agree with modification as follows: "In spite of these improvements, the San Joaquin Valley is still identified as having some of the worst air quality in the nation."	Policy Report revised 05/21/07
2	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ (Existing Conditions Overview)	The second paragraph states that the largest contributor to reactive organic gases (ROG) is oil and gas production. That is incorrect. Based on the latest emissions survey for Tulare County, the largest contributors to ROG are area-wide sources, particularly farming operations and managed burning and disposal. (For your information, mobile sources are the second greatest contributors of ROG with oil and gas production third.)	Both the ARB and SJVACD have conflicting data on these issues. For instance, wildfires skew the data and thus it changes year to year. Therefore rather than stating "the largest contributor ..." state, "the main contributors ...".	Policy Report revised 06/24/07
3	July 17, 2007	-	Staff	AQ (Existing Conditions Overview)	A section on global warming will be added to the Existing Conditions overview.		Policy Report revised 07/17/07
AQ-1.1 (Cooperation with Local and Regional Agencies)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ-1.1 (Cooperation with Local and Regional Agencies)	The state and federal land managing agencies manage much of the air-shed in the county. We support the plan's numerous commitments to improving air quality. There are several parts of the air quality section that affect the state and federal land managing agencies. Air quality policy AQ-1.1 calls for interagency cooperation to improve air quality. This interagency effort should include not just the state and federal regulatory	Agree. Add word, "federal". Also, change the title to "Cooperation with Other Agencies".	Policy Report revised 05/21/07

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					agencies, but also the state and federal land managing agencies. We would welcome the opportunity to work cooperatively with the county on this common air quality.		
AQ-1.3 (County Review of Development Projects)							
1	FEB 12	L	Sierra Club	AQ-1.3 (County Review of Development Projects)	Sounds like a strong policy stating that the County shall require developers to present alternatives that reduce air emissions and enhance, rather than harm, the environment but implementation measures do not present any guidance or performance measurement.	<p>Rename Policy “Cumulative Air Quality Impacts”</p> <p>Replace “the production of air pollutants” with “cumulative air quality impacts”.</p> <p>Implementation Measure 6 can also be applied to this policy.</p> <p>A new Implementation 6A will be added as follows, “The County shall review all discretionary permit applications to consider cumulative air impacts through the CEQA process, and require the preparation of an EIR with alternatives if a fair argument can be made that there will be impacts on air quality”.</p>	Policy Report revised 06/24/07
AQ-1.4 (Air Quality Land Use Compatibility)							
1	FEB 13	L	Center on Race, Poverty and The Environment	AQ-1.4 (Air Quality Land Use Compatibility)	In determining compatibility, the County should also consider proximity to sensitive receptors, cumulative impacts, socio-economics of the area, and whether costs and benefits of the project are equitably distributed.	The policy will be expanded beyond specific locations by rewording it to state, “The County shall consider industrial or other developments which are likely to cause undesirable air pollution with regard to wind	Policy Report revised 05/21/07

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					<p>The County should consider additional measures to protect air quality, such as a cap on the overall additional pollution permitted in the County per year or in the most impacted areas of the County.</p> <p>The County should also create standardized criteria for limiting the use of statements of overriding consideration in land use decisions. These criteria should be based on need for the use, whether the project benefits the community or hamlet directly affected in a quantifiable way, whether the project can reduce its local impacts; and whether the proposal would impact an area already suffering disproportionate impacts.</p> <p>As discussed above, LU-5.1, GIS mapping can help the County inventory existing pollution sources as well as identify areas in need of improvement.</p> <p>As part of the conditions of approval for a pollution source, the County should impose developer fees on sources upwind that would disproportionately impact communities downwind. These types of implementation measures will help protect air quality and help in the regional fight to improve air quality.</p>	<p>direction and circulation in an effort to alleviate effects upon sensitive receptors.”</p> <p>Reject. Science currently does not provide adequate information to inform development of such a policy.</p> <p>Reject. Each SOC needs to be project specific and factually based under law.</p> <p>Reject. The science does not exist to determine proportional distribution of point and non-point source impacts of various pollutants. Also, it is unlawful to use developer fees to impose penalties.</p>	<p>No change needed</p> <p>No change needed</p> <p>No change needed</p>
AQ-1.5 (CEQA Compliance)							
1	FEB 12	L	Sierra Club	AQ-1.5 (CEQA Compliance)	The element contains some good goals but lacks implementation measures to achieve these goals. For instance, AQ-1.5 is a NEW Policy on CEQA compliance but implementation measures are not specific and offer no mitigation. An example of effective implementation measures would be “all development proposals with more than 150 dwellings shall be required to submit and EIR rather than Negative Declaration” or “developers shall be required to	The CEQA process addresses this.	No change needed

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					completely mitigate air pollution associated with the project”.		
AQ-1.6 (Purchase of Low Emission Vehicles)							
1	JAN 14	L	G. Schwaller	AQ-1.6 (Purchase of Low Emission Vehicles)	“The County shall <i>require</i> departments to . . . low emission vehicles <i>whenever possible.</i> ”	The policy will be modified to recognize alternative fuel vehicles. Implementation 7, a Board adopted “Reasonably Available Control Measure” for meeting the County’s air quality emissions reduction targets requires regular reporting to the Board of Supervisors on fleet efficiency. Upon receiving such reports, the Board could direct any changes to vehicle purchase policies, as deemed desirable.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ-1.6 (Purchase of Low Emission Vehicles)	This is a good policy, but it would be more effective if it contained an explicit target. We suggest that the target be having 30-40% of the county vehicle fleet as LEV within the next ten years.	See above.	No change needed
AQ-1.7 (Support Statewide Global Warming Solutions)							
1	FEB 12	L	Sierra Club	AQ-1.7 (Support Statewide Global Warming Solutions)	Is a New Policy to support statewide global warming solutions but the language is weak because it merely states the County shall monitor and support the efforts of the California Air Resources Board . . . , but there are no implementation measures included. This policy should be proactive to at least state that the County will do whatever it can to reduce global warming emissions. To the credit of the Board of Supervisors, proactive steps have already been taken when it made the decision to replace fleet vehicles whenever possible with hybrid vehicles. The City of Visalia has recently made a pledge to become a “Cool City”, joining nearly 300 mayors that have signed onto the U.S. Mayors Climate Protection Agreement to cut global	Agreed. A “Cool County” designation will be available in late July and the County will look into it.	No change needed

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					warming emissions. Tulare County can become the first “Cool County” if our Supervisors are willing to be leaders in this critical effort.		
2	FEB 13	L	Center on Race, Poverty and The Environment	AQ-1.7 (Support Statewide Global Warming Solutions)	The County should create an implementation measure for this policy.	As the issue of global warming is in the spotlight at this time, much information will be gathered as to possible policies and implementations and will be considered during this General Plan drafting and EIR process.	No change needed at this time but changes are on the horizon – stay tuned!
AQ-2.2 (Indirect Source Review)							
1	JAN 14	L	G. Schwaller	AQ-2.2 (Indirect Source Review)	“The County shall require <i>all</i> development projects <i>designed to house more than 50 people</i> to mitigate . . .” How many people is a “major” development designed to house???	Thresholds are currently defined by the SJVAPCD. Our thresholds will not be lower than those defined by the SJVAPCD.	No change needed
2	FEB 12	L	Sierra Club	AQ-2.2 (Indirect Source Review)	Mentions indirect source review but lacks implementation measures that specify how this will be accomplished for new development and what mitigation will be required. An example of implementation measures would be to follow the example of the City of Bakersfield, where developers pay into a mitigation fund to offset the cumulative air quality impacts of their development. Such a fund can be beneficial to Tulare County. These funds can be used to purchase cleaner school buses and fund alternative transportation such as light rail.	Comment noted.	No change needed
AQ-2.3 (Transportation and Air Quality)							
1	FEB 12	L	Sierra Club	AQ-2.3 (Transportation and Air Quality)	Mentions commuter trains to cities such as Sacramento and San Francisco. The goal should include light rail between cities within the county.	Agree. In the second bullet we will add “. . .light rail”.	Policy Report revised 05/22/07

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2	JAN 14	L	G. Schwaller	AQ-2.3 (Transportation and Air Quality)	“When developing . . . to comprehensively study <i>and promote</i> methods . . .” Also, please include a bullet here to provide for bike and walking trails . Many people in Visalia could bike to school, work, and shopping if safe and comprehensive trails were available.	Remove words between “ which may...” and “...contribute to a reduction” Agree. Reword last bullet as follows, “...systems such as cycling or walking trails...”	Policy Report revised 05/23/07
Goal AQ-3							
1	JAN 14	L	G. Schwaller	AQ-3	Thank you for these important and long-overdue policies; please make them mandatory (not “encourage” or “promote,” but “ <i>require</i> .” Additionally, this section must address stationary sources of air pollution, such as industrial, manufacturing, and processing plants, and the thousands of grossly polluting agricultural pumps in the County.	Reject. Flexibility is desirable in a General Plan. The County is the regulatory agency for land use permitting. The SJVAPCD is the regulatory agency for stationary sources of air pollution. The County coordinates with the SJVAPCD (See Policy AQ-1.1, Cooperation with Other Agencies). Currently applicants have the right to permits for agricultural pumps in the County as a ministerial permit, not a discretionary permit but the SJVAPCD provides incentives to use best available technologies, such as incentives for owners to replace polluting agricultural pumps. Stationary source control is completely within the jurisdiction of the SJVAPCD. See Policy AQ-1.1, Coordination with Other Agencies.	No change needed
2	FEB	L	Sierra Club	AQ-3	Is a New goal to improve air quality by using smart land use planning and design, which seems to make an attempt at	See Goal AQ-3 (1)	No change needed

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	12				utilizing smart growth but falls short. Smart growth is not something to be afraid of and is already being implemented effectively in many Valley cities such as Reedley. Smart growth can result in significant cost savings because compact development reduces the cost of infrastructure and services such as police, fire, and schools. There are no implementation measures listed for this goal.	See Chapter 5, Land Use, for revised policies and implementation measures. Much greater definition is given, and tools are available for smart growth in this revised draft. The San Joaquin Valley Regional Blueprint may require stronger measures.	
AQ-3.1 to 3.6							
1	FEB 13	L	Center on Race, Poverty and The Environment	AQ-3.1 to 3.6	<p>The County has created no implementation measures for these policies. One of the most important goals in the General Plan Update is “to improve air quality and minimize impacts to human health and the economy of the county through the smart land use planning and design.” During the summer, the Air District held town hall meetings at which the Air District stressed the role local governments have in protecting air quality through land use decisions.</p> <p>It is imperative that the County create implementation measures to protect air quality. Not only will it have a positive impact on human health, but it will also have a beneficial impact on the economy. Clustering developments will conserve infrastructure costs, it will also reduce daily travel trips and have a positive affect on air quality.</p>	<p>Design provisions in AQ-3 as well as the Land Use Element are all premised in the idea that air quality impacts can be reduced. However, clustering does not reduce travel trips, it protects open space. But infill may result in the desired goal.</p> <p>Policy AQ-3.2, Infill Near Employment will be changed as follows, “The County shall identify opportunities for infill development projects near employment areas within all unincorporated communities to reduce vehicle trips”.</p> <p>Implementation Measure 9A for Policy for 3.2 will be added as follows, “The County shall identify opportunities for infill sites in all new community plan updates, hamlet plans, and redevelopment project area plans as they are prepared over time.”</p>	<p>No change needed</p> <p>Policy Report revised 05/23/07</p> <p>Policy Report revised 05/23/07</p>

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					<p>Attracting alternative energy production such as solar power and wind will diversify the economic base while also reducing pollution. Requiring green building has a positive impact on air quality while also supporting the underlying material providers.</p> <p>The County must include implementation measures which provide incentives for project seeking to implement smart growth principles and provide additional air quality benefits. The County must do its part.</p>	<p>The title of AQ-3.6 will be changed to Mixed Land Uses, and the policy reworded as follows, “The County shall encourage the mixing of land uses to reduce high trip volumes, especially when such uses can be mixed with support services and where they can be served by public transportation.”</p> <p>Implementation Measure 9B for Policy 3.5 will be added as follows, “The County shall encourage LEED and LEED-ND certification for new development”.</p> <p>All applications for discretionary permits will be reviewed and conditioned upon smart growth principles within the plan.</p> <p>Also, see Chapter 5, Land Use.</p>	<p>Policy Report revised 05/23/07</p> <p>Policy Report revised 05/23/07</p> <p>No change needed</p>
AQ-3.4 (Landscape)							
1	JAN 14	L	G. Schwaller	AQ-3.4 (Landscape)	This policy should include requiring the planting of California native trees, shrubs, etc., using mulch and drip irrigation, and using energy-efficient lighting in landscape areas.	The energy-efficient lighting and water efficiency comments are out of context in this element and addressed elsewhere in the plan. Please see Chapter 8, Environmental Resources Management, Policy ERM-1.7, Encourage Planting of Native Vegetation; Section ERM-4, Energy Resources; Chapter 11, Water Resources, Policy WR-3.5, Use of Native and Drought Tolerant	No change needed

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						Landscaping; and WR Implementation 17.	
AQ-3.5 (Alternative Energy Design)							
1	JAN 14	L	G. Schwaller	AQ-3.5 (Alternative Energy Design)	“The County shall <i>require</i> all new development . . . to incorporate energy <i>and water</i> conservation . . .”	Water efficiency comments are out of context in this element and addressed elsewhere in Chapter 11, Water Resources.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ-3.5 (Alternative Energy Design)	This is a good policy but it would be more effective if it defined the level of energy efficiency that all new buildings must achieve. At a minimum, we recommend that every new home should require passive solar.	Implementation 9B encourages LEED certification, which encourages sustainable building practices, including the installation of solar panels, amongst other things.	No change needed
3	JAN 12	L	Carole and Peter Clum	AQ-3.5 (Alternative Energy Design)	<p>The County shall mandate all new development including rehabilitation, renovation and redevelopment, to incorporate energy conservation and green building practices to a maximum extent feasible. Such practices include, but are not limited to: building orientation and shading, landscaping, and the use of active and passive solar heating and water systems.</p> <p>We need higher performance standards for houses, offices, and industrial buildings. In addition to more energy efficient doors and windows, higher R value insulation should be mandated. In all new buildings, commercial and residential, Energy Star furnaces, air conditioners, hot water heaters, refrigerators, and freezers should be mandates. Highly energy efficient homes mean cleaner air.</p>	<p>See AQ-3.5 (2)</p> <p>A new edition of the California Energy Code, Title 24 Part 6 of the California Building Code, will become effective January 2008, replacing the 2005 Energy Code. Increasingly, these standards focus on increased energy efficiency for buildings.</p>	No change needed
Goal AQ-4							

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1	JAN 14	L	G. Schwaller	AQ-4	Another fine and very necessary new goal and related policies that needs strengthening.	Comment noted.	No change needed
AQ-4.1 (Air Pollution Control Technology)							
1	JAN 14	L	G. Schwaller	AQ-4.1 (Air Pollution Control Technology)	“These measures shall be applied <i>without exception</i> to new development . . . modifications.”	Reject. This language is not needed.	No change needed
AQ-4.2 (Dust Suppression Measures)							
1	JAN 14	L	G. Schwaller	AQ-4.2 (Dust Suppression Measures)	“The County shall require <i>anyone engaged in earth moving</i> [not just contractors] to implement . . .”	Reject. It would be impossible to implement this suggestion. However, the County does actively require contractors and permit holders to implement dust suppression measures in accordance with the SJVAPCD standards. The word “contractors” will be changed to “developers”.	Policy Report revised 06/24/07
AQ-4.3 (Paving or Treatment of Roadways for Reduced Air Emissions)							
1	JAN 14	L	G. Schwaller	AQ-4.3 (Paving or Treatment of Roadways for Reduced Air Emissions)	“The County <i>shall</i> require . . . to reduce dust generation.” New projects with unpaved roads should not be allowed.	Agreed. Will change “should” to “shall”. The County already requires new roads to be paved or treated.	Policy Report revised 05/23/07
AQ-4.4 (Woodburning Devices)							

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1	JAN 12	L	Carole and Peter Clum	AQ-4.4 (Woodburning Devices)	Ban open fireplaces, woodburning fireplace inserts, and woodstoves in all new development. Only natural gas space heating devices will be allowed in new homes and remodels or redevelopment.	Reject. The County will comply with State law and SJVAPCD rules. Not all remodels generate a nexus for natural gas devices.	No change needed
AQ (Implementation 3)							
1	JAN 14	L	G. Schwaller	AQ (Implementation measure 3)	Never mind the incentives; just require air quality sensitive development of anyone who wants a permit.	Reject. This is a Board adopted RACM (Reasonably Available Control Measure).	No change needed
AQ (Implementation 6)							
1	JAN 14	L	G. Schwaller	AQ (Implementation measure 6)	"The County . . . project <i>and agricultural</i> air quality impacts."	Reject. The term agriculture is out of context. Agricultural projects are not excluded from the term "project".	No change needed
AQ (Implementation 11)							
1	JAN 14	L	G. Schwaller	AQ (Implementation measure 11)	"In order to reduce . . . roads for new subdivisions or <i>agricultural activity or any commercial . . .</i> "	Reject. This measure is focused on air quality impacts and new development, not on agricultural activity. This will be clarified in the Implementation Measure by taking out the words "...for new subdivisions or major commercial centers".	Policy Report revised 05/23/07
AQ (General Comments)							

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1	FEB 12	L	Sierra Club	AQ	The Air Quality Element should also include as a goal that the County will set goals to comply with Federal Clean Air Act requirements	This is not needed. The County currently complies with Federal law.	No change needed
2	FEB 13	L	Maya Ricci & Kathleen Seligman	AQ	<p>The Draft Plan needs to require compliance with the Clean Air Act and the SJAPCD Clean Air Plan. This insures that later the County cannot decide to allow variances for individual projects based on developer pressure or economic promises that are not enforceable.</p> <p>1. Commit to developing standards and reduction targets for greenhouse gas emissions. See Marin County for standards.</p>	<p>This is not needed. The County currently complies with State law and has no authority to allow variances from these laws.</p> <p>Reject for now, until State guidelines are drafted. See Policy AQ-1.7, Support Statewide Global Warming Solutions.</p>	No change needed
3	JAN 11	L	Craig Axtell, United States Department of the Interior	AQ	The AQ Element addresses air quality issues in the county. In general, the language in this section needs to be more direct and commanding. We believe the language should express greater commitment to achieving cleaner air.	Reject. The County has expressed commitment to improve air quality.	No change needed
4	JAN 12	L	Carole and Peter Clum	AQ	Add new policy AQ-4.6 Agricultural Dust Suppression Measures Limit plowing, laser leveling and farm vehicles traveling fast on unpaved farm roads during dry months.	The SJVAPCD currently regulates these issues through Regulation VIII.	No change needed
5	JAN 12	L	Carole and Peter Clum	AQ	Add new policy. AQ-4.7 Methane Production Limit methane emitted from mega dairies because it contributes to global warming.	Reject. The Animal Confinement Facilities Plan (ACFP) is not part of this review but methane will be considered in the ACFP.	No change needed
6	JAN 12	L	Carole and Peter Clum	AQ	Add new policy. AQ-4.8 Methyl Bromide Reduction Ban the use of methyl bromide which is an ozone depleter and raises the risk of skin cancer. (This would fall under a goal of Public Health also.) There is some speculation that methyl bromide contributes to global warming.	<p>The EPA is in the process of phasing out methyl bromide. There are some exceptions to continued use to address quarantine and pre-shipment (QPS) of agricultural products, while inventories last. More information can be found at http://www.epa.gov/ozone/mbr/.</p> <p>It is unlawful to unilaterally ban the use of methyl bromide. However,</p>	No change needed

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						<p>the County can and has imposed additional restrictions beyond the minimum required by State law on the use of this pesticide through pesticide permit conditions including additional buffer zone restrictions and additional notification.</p> <p>This is also discussed in Chapter 10, Health & Safety.</p>	
7	JAN 12	L	Carole and Peter Clum	AQ	<p>Add new policy. AQ-4.9 CO2 Reduction CO2 pollution could be greatly reduced if all off road agricultural vehicles and diesel pumps were replaced by cleaner burning engines.</p>	<p>State law controls these regulations. The ERIP Program which encourages the replacement of engines.</p>	No change needed
<p>HS (Key Terms pg. 10-1)</p>							
1	JAN 17	L	Del Strange	HS (Key Terms)	Where is definition of "Floodway"?	<p>Agreed. The definition from FEMA for floodway will be added. Floodplain will also be amended to reflect this.</p>	Policy Report revised 05/18/07
2	JAN 14	L	G. Schwaller	HS (Key Terms)	Decibel (dBA): "A unit . . . to the base 10 of the <i>ratio</i> of the pressure . . . (which is 20 <i>microneutons</i> . . ."	<p>Agreed. These changes will be made.</p>	Policy Report revised 05/18/07
3	JAN 14	L	G. Schwaller	HS (Key Terms)	Fault: "A sufficiently active . . . its segments <i>or</i> branches . . ."	<p>Agreed. This change will be made.</p>	Policy Report revised 05/18/07
4	JAN 14	L	G. Schwaller	HS (Key Terms)	Floodplain: "FEMA defines the floodplain . . . inundated by a 100-year <i>flood</i> ."	<p>Agreed. This change will be made.</p>	Policy Report revised 05/18/07

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HS (Existing Conditions pg. 10-1)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	HS (Existing Conditions, pg 10-1)	The plan says that there are no known active faults in Tulare County and the county rarely feels the effects of even the largest earthquakes from the San Andreas Fault. This understates the situation. Tulare County is near three of the largest earthquakes ever recorded in the U.S. The 1857 Fort Tejon Earthquake (magnitude 7.9) was arguably centered just 40 miles to our west. The 1872 Lone Pine Earthquake (magnitude 8) was centered 10 miles to our east. Damage from those two earthquakes was limited only because there was so little development in the area at the time. The 1952 Kern County Earthquake (magnitude 7.5) was centered 50 miles to our south and caused immense and widespread damage over a multi-state area.	It remains true that the County rarely feels the effects of even the largest earthquakes. In the examples cited the USGS did not indicate any damage to property in Tulare County.	No change needed
HS-1.7 (Safe Housing)							
1	FEB 13	L	Center on Race, Poverty and The Environment	HS-1.7 (Safe Housing)	The County should create a measure to implement this beneficial policy.	<p>This title will be changed to Safe Housing and Structures</p> <p>The policy will be changed as follows, “The County shall continue to seek grant funding for the rehabilitation of deteriorated and dilapidated structures and to provide available information regarding housing programs and other public services”.</p> <p>The Housing Element is the major implementing device that ensures adequate housing for all income levels. Implementation 4 will be changed as follows, “The County shall monitor and continue to seek</p>	Policy Report revised 05/18/07

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						funding to rehabilitate unsafe and dilapidated structures”.	
HS-1.10 (Emergency Services near Assisted Living Housing)							
1	JAN 14	L	G. Schwaller	HS-1.10 (Emergency Services near Assisted Living Housing)	“The County shall require that new facilities such as . . . physically infirm be located within reasonable distance . . .”	The County is constrained in the locations of farmworker housing and assisted living centers. The policy modification will reflect this limitation. The words “. . .to the extent possible” will be added.	Policy Report revised 06/24/07
2	July 5, 2007	-	Staff	HS-1.10 (Emergency Services near Assisted Living Housing)	Per BoS 08/29/06, clarify what reasonable distance means. This is related to level of service and response times for fire and law enforcement.	These standards are set forth in Chapter 13, Public Facilities and Services, Policy PFS-7.5, Fire Staffing and Response Time Standards, and Policy PFS -7.10, Sheriff Response Time. An information box will be provided to cross reference these standards.	Policy Report revised 07/04/07
HS-1.11 (Site Investigations)							
1	FEB 13	L	Center on Race, Poverty and The Environment	HS-1.11 (Site Investigations)	The County should also require site investigations to determine if there is contamination on the site requiring remediation prior to development.	“Contamination” will be added to the list.	Policy Report revised 05/18/07
New Policy HS-2.7 (Subsidence)							
1	Mar. 27, 2007	-	Agricultural Advisory Committee	HS-2.7 (Subsidence)	New Policy, Subsidence Jim Sullins indicated that subsidence is not addressed.	Policy HS-2.7, Subsidence will be added as follows, “The County shall confirm that development is not located in any known areas of active	Policy Report revised 07/16/07

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						subsidence. If urban development may be located in such an area, a special safety study will be prepared and needed safety measures implemented.” [New Policy]	
Policy HS-3.1 (Airport Land Use Compatibility Plan)							
1	July 5, 2007	-	Staff	HS-3.1 (Airport Land Use Compatibility Plan)	Per GF 08/29/06, attach CALUP policies.	Given development of a new CALUP, an information box will be added with a statement as follows, “Complete rules and regulations for ensuring airport land use compatibility are found in the Tulare County Comprehensive Airport Land Use Plan.”	Policy Report revised 07/04/07
Goal HS-4							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	HS-4	We support this goal. The National park Service has a history of cooperating with the county in the management of hazardous materials. We are linked to the county’s environmental services department with our hazardous material business plans and underground storage tank program. In the event of a significant spill or hazmat situation, the county serves as our response team. In recognition of this working relationship we recommend that a new “Coordination of Hazardous materials on Public land” policy be added to the Health and Safety element. Under that policy, the county would work cooperatively with state and federal land managers to coordinate hazardous material issues on public lands.	Agreed. New Policy HS-4.7, Coordination of Hazardous Materials on Public Lands will be added as follows, “The County shall work jointly with state and federal land managers to coordinate the handling and disposal of hazardous materials on public lands.”	Policy Report revised 05/10/07

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HS-4.1 (Transporting Hazardous Materials)							
1	July 13, 2007	-	Staff	HS-4.1 (Transporting Hazardous Materials)	In HS, add to HS-4.1, "including the Hazardous Waste Management Plan". Change Implementation 12, to "The County shall maintain its Hazardous Waste Management Plan and develop regulations for...". Add Environmental Health to the responsible agencies.		Policy Report revised 07/13/07
HS-4.4 (Contamination Prevention)							
1	FEB 13	L	Center on Race, Poverty and The Environment	HS-4.4 (Contamination Prevention)	While it important to protect water and soils from contamination, the County should also ensure that air quality is not also compromised by hazardous materials.	Agreed. "Air quality" will be added to the list. The potential for contamination would be identified and mitigated during the CEQA process.	Policy Report revised 05/18/07
HS-4.6 (Pesticide Control)							
1	FEB 13	L	Center on Race, Poverty and The Environment	HS-4.6 (Pesticide Control)	Based on the findings of this evaluation, the County should work with the Department of Pesticide Regulation to create appropriate buffer zones.	Chapter 4, Agriculture, Policy AG-1.11 will examine the feasibility of including buffers. The Department of Pesticide Regulation has been added to the list of stakeholders in Implementation 4A.	Policy Report revised 06/24/07
2	JAN 14	L	G. Schwaller	HS-4.6 (Pesticide Control)	For the health and safety of its citizens and of its soil, air, water, and wildlife, the County should also be proactive in requiring the use of natural methods of pest control and integrated pest management practices to reduce the use of toxic and long-lived pesticides wherever possible. It is always appropriate to mitigate and limit the uses and adverse effects of toxic chemicals. The County should promote sustainable agricultural practices, not the development of super-bugs.	It would be illegal for the County to ban the use of pesticides. This has been recently clarified in a May 18, 2007 Department of Pesticide Regulations memorandum to all California County Agricultural Commissioners clarifying that Food & Agricultural Code Section 11501.1 clearly states that such	No change needed

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						matters are a state regulatory concern and no local regulation may prohibit or regulate in any way matters relating to the registration, sale, transportation or use of pesticides. The County reports regularly to the DPR on pesticide use.	
HS-5.1 (Development Compliance with Regulations)							
1	July 5, 2007	-	Staff	HS-5.1 (Development Compliance with Regulations)	Policy HS-5.1 will be changed to correct the title of the document to, "...the Tulare County Flood Damage Prevention Ordinance "		Policy Report revised 07/05/07
HS-5.2 (Development in Floodplain Zones)							
1	JAN 14	L	G. Schwaller	HS-5.2 (Development in Floodplain Zones)	Last bullet: <i>No residential subdivisions or development should be permitted in any floodplains.</i> The County should prohibit development in natural floodways in order to preserve natural flood-handling capability and irreplaceable riparian zones. The County should not incur responsibility and liability for public and structural safety in hazard zones. This wastes taxpayer dollars, drives up insurance rates, and opens the County to lawsuits. See HS-5.9 on p. 10-5.	The County currently does not allow development in floodways. Those structures that are in flood prone areas must be raised in order to avoid damage. Chapter 8, Environmental Resources Management, Policy ERM-1.4, Protect Riparian Areas; and Chapter 11, Water Resources, Policy WR-3.9, Establish Critical Water Supply Areas address preservation of riparian habitat. The Flood Damage Prevention Ordinance in the Tulare County Ordinance Code also covers many of these issues. We do agree that the County should not incur responsibility for public and structural safety in hazard zones.	No change needed

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2	July 5, 2007	-	Staff	HS-5.2 (Development in Floodplain Zones)	Per BoS and GF 08/29/06, as this policy is written, it requires the County to limit development in the 100 year flood plains as designated and prepared by FEMA. A policy to limit development should be applicable only to the flood plains within the foothills where a defined floodway is zoned and mapped in the valley. References should be expanded to include maps prepared by the Reclamation Board. Also, is there such a Tulare County Flood Management Plan (TCFMMP) as mentioned here?	The policy will be revised as follows, "The County shall regulate development in the 100-year floodplain zones, except sheet flow zones, as designated on maps prepared by FEMA in accordance with the following..." An information box will be added referencing the Flood Control Master Plan.	Policy Report revised 07/04/07
HS-5.5 (Development in Dam and Seiche Inundation Zones)							
1	July 5, 2007	-	Staff	HS-5.5 (Development in Dam and Seiche Inundation Zones)	Per BoS 08/29/06, do we currently do this? Do we need to by State Law?	Yes, the Environmental Health Department is in charge of the emergency services response.	No change needed
HS-5.6 (Impacts to Downstream Properties)							
1	July 5, 2007	-	Staff	HS-5.6 (Impacts to Downstream Properties)	The policy will be revised to indicate that, "... the County shall ensure that new County flood control projects..."		Policy Report revised 07/05/07
HS-5.8 (Road Location)							
1	JAN 14	L	G. Schwaller	HS-5.8 (Road Location)	"The County shall [delete "strive to"] plan and site new roads so as to minimize . . ."	Agree. This change will be made.	Policy Report revised 05/18/07

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HS-5.9 (Floodplain Development Restrictions)							
1	JAN 17	L	Del Strange	HS-5.9 (Floodplain Development Restrictions)	Is the term “floodway capacity” correct in this context? Since floodplains are being referred to here, shouldn’t this be “floodplain capacity”?	Floodway capacity is correct in this context. No change will be made.	No change needed
HS-5.10 (Flood Control Design)							
1	JAN 14	L	G. Schwaller	HS-5.10 (Flood Control Design)	Leave natural floodways in their natural state wherever possible to do the flood control at no expense to the taxpayers; learn from Hurricane Katrina and a hundred other flood disasters. Don’t allow building in or other damage to natural floodways. Nature will generally do a much better job of flood management than humans will.	Comment noted. The policy will be changed as follows, “The County shall avoid flood control projects involving further channeling...”	Policy Report revised 05/18/07
Goal HS-6							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	HS-6	Protecting rural communities from wildland fire requires a cooperative effort of the county, state, and federal land managing agencies. Fuel reduction efforts on public lands are an integral part of protecting private property. We recommend that a new “Coordination of Fuel Hazards on Public Land” policy be added to the Health and Safety Element. At a minimum, that policy should express the county’s support for agencies’ efforts to reduce fuels through mechanical and prescribed fire means. But ideally the county would take an active role in supporting fire and fuels efforts, working cooperatively with state and federal land managers and the SJVAPCD.	New Policy HS-6.15, Coordination of Fuel Hazards on Public Lands, will be added as follows, “The County shall work with local and federal agencies to support efforts to reduce fuel related hazards on public lands.”	Policy Report revised 05/18/07
HS-6.1 (New Building Fire Hazards)							

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1	Nov. 13, 2006	-	Agricultural Advisory Committee	HS-6.1 (New Building Fire Hazards)	A suggested Implementation Measure for Policy HS – 6.1 relating to wildland fire hazards is that a ‘natural hazard disclosure statement’, similar to the ‘right to farm’ ordinance be required for all property transfers. Need to define who would be responsible for ensuring such a disclosure is made.	Implementation 15A will be added as follows, “The County shall work with the Fire Chief to develop a natural hazard disclosure statement for wildland fires to be recorded along with all discretionary land use approvals in all moderate and extreme areas”.	Policy Report revised 07/05/07
HS-6.8 (Private Water Supply)							
1	FEB 14 – MAR 14	M	Commissioner Elliott	HS-6.8 (Private Water Supply)	Commissioner Kirkpatrick asked that this policy specify that the valley floor is included.	The whole of the County, not any one part of the County is addressed the way that the policy is written.	No change needed
2	July 5, 2007	-	Staff	HS-6.8 (Private Water Supply)	Per BoS 08/29/06, this policy should be a foothill requirement, not applicable on the Valley floor.	According to Fire Chief Crevillo, the Public Resources Code mandates guaranteed minimum water supplies for fire safety in the mountain areas; the California Fire Code and the Tulare County Fire Flow Ordinance apply on the valley floor, requiring a 5,000 gallon storage tank or agricultural well pump connections to prevent fire hazards.	No change needed
HS-6.13 (Reducing Insurance Costs)							
1	JAN 14	L	G. Schwaller	HS-6.13 (Reducing Insurance Costs)	Wouldn't one of the best ways to reduce insurance costs be to prohibit development in high fire hazard zones and in areas subject to flooding?	As the County cannot control insurance premiums, this policy will be removed. Related policies are HS-5.3, Participation in Federal	Policy Report revised 05/18/07

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						Flood Insurance Program; HS-5.5, Development in Dam and Seiche Inundation Zones; HS-6.4, Encourage Cluster Development; and HS-6.5, Fire Risk Recommendations.	
HS-7.4 (Upgrading for Streets and Highways)							
1	FEB 13	L	Center on Race, Poverty and The Environment	HS-7.4 (Upgrading for Streets and Highways)	The County should create implementation measures for this beneficial policy prioritizing communities and hamlets that had been previously neglected by the County.	Implementation Measure 3A in Chapter 12, Transportation and Circulation, regarding the use of Measure R funds in hamlets and communities.	Policy Report revised 07/05/07
HS-7.5 (Emergency Centers)							
1	July 5, 2007	-	Staff	HS-7.5 (Emergency Centers)	Per BoS 08/29/06, check with Fire and Building to see whether this is already a requirement.	The Essential Facilities Act technically only applies to State buildings. However, in the spirit of the act, in order to have uninterrupted power, the Sheriffs Dispatch, Office of Emergency Services and the Fire Department Communications Center all have emergency back up generators either installed or in the process of installation.	No change needed
HS-7.7 (Joint Exercise)							
1	NOV	L	Scott Cochran, TCAG	HS-7.7 (Joint Exercise)	The County should consider participation with agency planning, public works departments, other supporting staff, hospitals, utility districts, and school officials to conduct a joint training	Information relating to the County's Office of Emergency Services can be found online at	Chapter 7, Health & Safety will be forwarded to Ray

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	18				exercise.	http://www.tularehhsa.org/about_us/press.cfm . This office conducts a wide range of exercises aimed at disaster prevention and response preparation, such as preparation of a Business Continuity Plan including crisis communications plans and exercise scenarios through the HHSA Public Health and Bioterrorism Program. The HHSA's Element of the Tulare County Strategic Plan 2006-2011 describes steps that the agency will take to ensure the ongoing health and safety of County residents. A referral of this chapter will be made to HHSA for accuracy review prior to the commencement of public hearings.	Bullick to be reviewed for accuracy and adequacy.
HS-8.11 (Peak Noise Generators)							
1	JAN 14	L	G. Schwaller	HS-8.11 (Peak Noise Generators)	Words are missing in the last sentence, so it doesn't say what it means.	Change to: "...shall be allowed to occur outside of normal business hours without County approval".	Policy Report revised 05/18/07
HS (Implementation 5)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	HS (Implementation Measure 5)	We welcome the opportunity to work with the county on these common safety issues.	Comment noted.	No change needed
2	July 5,	-	Staff	HS (Implementation Measure 5)	Per BoS 08/29/06, clarify whether we do this, how we do this, who the Safety Officer is and who the participants are.	Ray Bullock is the Emergency Services Officer who maintains the Office of Emergency Services. The	Chapter 7, Health & Safety will be forwarded to Ray

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	2007					Implementation Measure will be revised to reflect reality by changing the word, "create" to "maintain" the Office of Emergency Services, etc.	Bullick to be reviewed for accuracy and adequacy.
HS (Implementation 6)							
1	July 5, 2007	-	Staff	HS (Implementation Measure 6)	Per BoS 08/29/06, check to see if the county has established evacuation routes. Is it a State mandate? Who is responsible for this program.	Declaring and publishing evacuation routes is not State mandated. However, in the 1990's, pilot plans were prepared for the isolated mountain communities of Posey and California Hot Springs, whereby booklets were created and handed out to residents. The three policies implemented by this measure apply not only to fire but to all hazards. Therefore the list of responsible parties will be amended to include: Tulare County Office of Emergency Services, Sheriff and the Fire Department. Non-County agencies that share coordinated responsibility include the California Highway Patrol, The US Army Corps of Engineers, California Department of Forestry, National Parks Service and the US Forest Service.	Policy Report revised 07/09/07
HS (Implementation 7)							
1	July 5, 2007	-	Staff	HS (Implementation Measure 7)	Per BoS 08/29/06, is this a State mandate? Clarify that the "volunteers" are "county employees".		Chapter 7, Health & Safety will be forwarded to Ray Bullick to be reviewed for

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HS (Implementation 9)							
1	July 5, 2007	-	Staff	HS (Implementation Measure 9)	This Implementation Measure needs to be further clarified.		Chapter 7, Health & Safety will be forwarded to Ray Bullick to be reviewed for accuracy and adequacy.
HS (General Comments)							
1	FEB 14 – MAR 14	M	Commissioner Elliott	HS (General Comments)	Commissioner Elliot asked that street addressing in rural areas is addressed for emergency (911) purposes.	A new Policy HS-1.12, Addressing , will be added as follows, “The County shall seek to expand the Street Names and House Numbering Ordinance to all areas of the County, including private roads, for emergency 911 purposes”.	Policy Report revised 06/19/07
WR (Existing Conditions Overview pg. 11-2)							
1	JAN 14	L	G. Schwaller	WR (Existing Conditions Overview)	It is horrifying to learn that the annual groundwater overdraft for the Tulare Lake Basin is estimated at 820,000 acre feet per year, the greatest overdraft projected in the state, and 56 percent of the statewide total overdraft. It is also irresponsible and misleading that the General Plan attributes the overdraft to Delta export restrictions and Endangered Species Act requirements, without remarking on the horrendous waste of water in our County by such practices as flood irrigation, using Rainbirds when	Comment noted. The importance of water in the county is why this element was proposed. It is unclear what the source of this data in the Background Report is. Staff have checked the Department of Water Resources Bulletin 118 (2003), among other resources, and	No change needed

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					<p>evaporation rates are at their highest, growing utterly inappropriate extremely water-intensive crops, allowing water-wasteful landscaping and landscaping irrigation practices, etc. Surely as the Bay-Delta area population continues to explode and to sprawl seemingly without end, there will be increasing restrictions on Delta exports to areas such as Tulare County, because the Delta water will demand the water for its own use. As the citizens of California continue to lay waste the richness of our natural environment, we will only create more and more endangered species. So Tulare County had better stop looking to others to provide its water and start conserving and wisely using its own. How much more development should we promote when we're already severely overdrafting our water supply?</p>	<p>have not yet been able to validate the data.</p> <p>Staff have requested that Background Report data be sourced in the final version. This version is due to arrive at RMA at the end of July 2007. During preparation of the EIR, attention will be paid to ensuring that this information is verified to be accurate.</p>	
Goal WR-1							
1	JAN 14	L	G. Schwaller	WR-1	<p>This is an important new goal with very important supporting policies; the language in these policies needs to be strengthened: replace the "supports" and "encourages" with "requires" and the "discourages" with "prohibits" in all the WR-1 policies.</p> <p>Also water meters should be required in all development of whatever type.</p>	<p>Comment noted. The Water Element was added to the General Plan to address the high importance of water in the County.</p> <p>According to California Water Code, Sections 525-529.5, water metering is the responsibility of the entity providing the water. In the County this is typically a Community Services District or Public Utility District.</p>	No changes needed
2	FEB 9	L	Paul Boyer, Self Help Enterprises	WR-1	<p><i>New Policy:</i></p> <p>1.11 Private Wells The County shall ensure that private wells are adequately constructed to provide protection from bacteriological and chemical contamination and do not provide a hazard as to contaminate the aquifer.</p>	<p>Agree. This Policy will be added as WR-2.9, Private Wells.</p> <p>Implementation Measure 14C for this policy will include updating the current well ordinance to require deeper seals where warranted to</p>	Policy Report Revised 06/12/07

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						avoid bacteriological contamination.	
WR-1.1 (Groundwater Withdrawal)							
1	JAN 12	L	Carole and Peter Clum	WR-1.1 (Groundwater Withdrawal)	<p>Water Resources are the main limiting element to population in Tulare County’s foothills and mountains. The area is susceptible to drought conditions. Between 1920 and the present, a drought of 4 years or longer occurs on average every 20 years, with the most recent one occurring from 1984 through 1992. During droughts groundwater is not sufficiently recharged to supply existing residents, wildlife, and aquatic ecosystems’ water needs.</p> <p>A “Regional Water Study of the Foothill and Mountain Areas of Eastern Fresno County” was prepared for Fresno County Dept. Of Public Works and Planning in March 2006.</p> <p>The study concentrates on 3 watershed areas- Shaver Lake, Squaw Valley, and Auberry Prather. Shaver Lake has experience tremendous growth in recent years. The area currently relies entirely on groundwater. The area is violating pumping limits during peak periods.</p> <p>New wells in Shaver Lake and the other two study areas are behind dug deeper, which could indicate a drop in groundwater levels. However, there is no data to compare past and current levels, and thus the study could not verify this claim.</p> <p>The study recommends that the County invest in monitoring equipment and an ongoing program to monitor groundwater levels, well yields, stream flows and precipitation. Such a program would either confirm or deny anecdotal evidence that</p>	The County is not experiencing the Shaver Lake Level of development, with the exception of Success Lake.	No changes needed

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					<p>the groundwater level is dropping. This would help to inform decisions about where and how new development should be approved.</p> <p>The study also says that the County should be more cautious in approving new development that relies upon groundwater. Fresno County already requires single family homes to meet a threshold for water supply, measured by how many gallons per minute can be continuously drawn for 30 days. But the new study suggests that standard isn't high enough. Until long term monitoring can determine how much water is available year to year, the study says, the County should adopt a higher standard for new development. There is evidence of groundwater overdraft in Fresno County foothills.</p> <p>There has been no study of groundwater supply in the Tulare County foothill and mountain areas. We need one.</p> <p>We have enclosed the Executive Summary of the Fresno County Study.</p>	<p>Financial resources for such a study are not available. The Water Commission could look further into the possibility of this study if they wish.</p>	
WR-1.3 (Water Export Outside County)							
1	JAN 17	L	Del Strange	WR-1.3 (Water Export Outside County)	Last sentence should read; "The County shall strive for a "no net loss" and "no net quality reduction" where there may be water exchanges serving a public purpose allowed, but these agreements shall not result in the net loss of water from the County."	Reject. This is outside of the intent of the policy. Quality is not addressed in this policy, but quantity is. Water Quality is addressed in WR-2.	No change needed
2	FEB 14 – MAR 14	M	Commissioner Pitigliano	WR-1.3 (Water Export Outside County)	Commissioner Pitigliano requested that clarification be made as to whether this policy applies to groundwater only or both groundwater and surface water. Who would oversee Irrigation District exportation?	This policy will be amended to change the word "restrict" to "regulate" and after "whenever feasible" add, "to the extent necessary to protect the public health, safety and welfare". The role of Tulare County will be decided in future regulations. Implementation	Policy Report revised 06/19/07

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						1 will be assigned to the Water Commission and RMA.	
WR-2.1 (Protect Water Quality)							
1	JAN 12	L	Carole and Peter Clum	WR-2.1 (Protect Water Quality)	All new development projects should be required to build the highest quality, state approved water systems, sewer lines, and waste treatment plants.	Reject. The policy is intended to focus on large scale projects. As such “should” will be changed to “shall” in the first line of the policy.	Policy Report revised 06/12/07
WR-2.4 (Construction of Site Sediment Control)							
1	JAN 14	L	G. Schwaller	WR-2.4 (Construction of Site Sediment Control)	“The County shall continue . . . from construction <i>and agricultural</i> sites.”	Reject. The policy relates to enforcement of discretionary approvals. Agriculture does not generally require a permit. Dairies are an exception.	No change needed
WR-2.6 (Degraded Water Resources)							
1	FEB 13	L	Center on Race, Poverty and The Environment	WR-2.6 (Degraded Water Resources)	Implementation Measure 12 which is purported to implement this policy does not get to the heart of the stated policy. Existing Environmental Health Services data shows that many areas within Tulare County suffer significant water contamination. The County should develop an implementation measure to remediate those areas already contaminated.	Implementation Measures 7 & 10 address this. Implementation 10 will be expanded to address water quality and supply.	Policy Report revised 06/12/07
2	JAN 16	L	Laurel Firestone, Community Water Center	WR-2.6 (Degraded Water Resources)	This is an important policy; however no implementation measures are included. The County already has maps showing where drinking water aquifers are contaminated at the Drinking Water Program in its Department of Environmental Health. It should create groundwater remediation zones in those areas and	See comment WR-2.6 (1)	No change needed

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					create polluter pays ordinances. No implementation measures means that the County has no plans for pursuing this first step in identifying the problem.		
3	FEB 22	L	Susan Shaw, Tulare County HHSA	WR-2.6 (Degraded Water Resources)	<p><i>In Response to Laurel Firestone's WR-2.6 comments:</i></p> <p>Use maps showing areas of contamination and change well ordinance to address protection such as deeper annular seals in both private and public wells in affected areas. Environmental Health currently handles leakage from fuel storage tanks and oversees facilities handling hazardous materials over certain levels. Groundwater contamination such as nitrates cannot be remediated, only treated. Since there are numerous sources from nitrate contamination and we have no way of knowing from whom or when it occurred, it is difficult to penalize the polluter and in many cases occurred a long time ago.</p>	Response/comment noted.	No change needed
WR-2.7 (Industrial and Agricultural Production)							
1	JAN 16	L	Laurel Firestone, Community Water Center	WR-2.7 (Industrial and Agricultural Production)	<p>This is an important policy; however there is no implementation measure included. The County should pass/revise ordinances setting high standards for known pollution sources, such as dairies, land application of waste from municipal sewer and food processing facilities, and irrigated agriculture, particularly in areas vulnerable to groundwater pollution. It should also do outreach and inspection to encourage and enforce compliance. At the very least it should develop a program for requiring Best Management Practices for sources of the contaminants of highest concern in the County (in particular nitrates and salts).</p>	<p>Dairies are not part of this update. Nitrates and salts are related particularly to the dairy industry. They are being handled in the ACFP. Also see comment WR-2.7 (2)</p> <p>New Implementation 14A will be added as follows, "The County shall consider expanding the role of the Water Commission to examine contaminant management in cooperation with the agricultural community and industrial interests".</p> <p>"contaminants" will be changed to "contamination" in the policy.</p>	<p>No change needed</p> <p>Policy Report revised 06/12/07</p> <p>Policy Report revised 06/12/07</p>

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2	FEB 22	L	Susan Shaw, Tulare County HHSA	WR-2.7 (Industrial and Agricultural Production)	<i>In Response to Laurel Firestone's WR-2.7 comments:</i> Since agricultural practices have led to a number of the contamination problems we face, it is important that we establish a commission which works in cooperation with the ag community to look at nitrate management, such as the Salinas Valley Project in Monterey County.	Agreed. New Implementation 14A now addresses this.	No change needed
WR-2.8 (Point Source Control)							
1	JAN 16	L	Laurel Firestone, Community Water Center	WR-2.8 (Point Source Control)	An important policy with no implementation measures. The County should help provide inspection to ensure compliance and require groundwater monitoring down gradient of point source locations and regularly check for evidence of groundwater degradation.	This policy is self implementing. Also see WR-2.8 (2)	No change needed
2	FEB 22	L	Susan Shaw, Tulare County HHSA	WR-2.8 (Point Source Control)	<i>In Response to Laurel Firestone's WR-2.8 comments:</i> Environmental Health currently does inspections of facilities handling hazardous materials and solid waste.	Comment noted.	No change needed
Goal WR-3							
1	JAN 14	L	G. Schwaller	WR-3	Another extremely important new goal with supporting policies that are too weak. Surely we can do more than “encourage” appropriate landscaping and water conserving techniques (WR-3.5) and surely we can do more to reduce water consumption on agricultural lands than simply supporting educational programs (WR-3.6). We need enforceable mandates. The plan's emphasis on efforts to expand the water supply should be equaled or exceeded by an emphasis on conserving the water supply. We can't make more water, but we could sure save a lot of what we're wasting. Marginal and already-exhausted or salinized land should be retired from agriculture.	Disagree. Most of the water systems in the County are not controlled by the County, including irrigation water supplies.	No change needed

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					<p>Water-intensive crops should not be grown here. Impact irrigation (e.g., Rainbirds) should be prohibited, and flood irrigation should be minimized.</p> <p>Do not allow development in or near riparian areas and groundwater recharge areas. Do not allow the dewatering of naturally perennial rivers and streams.</p>	<p>The market tends to keep this in check. Water intensive crops are often expensive to maintain.</p> <p>See Policy WR-3.9, Establish Critical Water Supply Areas and Implementation 20 regarding recharge areas. Surface water rights are 100% allocated in our County.</p>	
WR-3.2 (Develop Comprehensive Groundwater Management Plan)							
1	JAN 16	L	Laurel Firestone, Community Water Center	WR-3.2 (Develop Comprehensive Groundwater Management Plan)	<p>Good policy with no real implementation measure. The County should set a timeline and offer to be lead agency for creation of a groundwater management plan for the valley floor.</p>	<p>The title will be changed to “Develop Integrated Regional Water Management Plan” to reflect the actual process. Also, the text reference will be changed.</p> <p>Implementation Measure 14B will be added as follows, “The County will take the steps necessary to prepare and maintain an Integrated Regional Water Management Plan”.</p>	Policy Report revised 06/12/07
2	FEB 22	L	Susan Shaw, Tulare County HHSA	WR-3.2 (Develop Comprehensive Groundwater Management Plan)	<p><i>In Response to Laurel Firestone’s WR-3.2 comments:</i></p> <p>Developing our Integrated Regional Water Management Plan (IRWMP) is essential to make the county eligible for the funding that will be available for water related issues through Prop 84 and other sources. Without this plan we, the county, and other water entities will not receive the money. Cooperation is imperative between the various agencies and interests. The county should be instrumental in seeing that this happens.</p>	See comment WR-3.2 (1)	No change needed
3	JAN	L	Del Strange	WR-3.2 (Develop Comprehensive Groundwater Management Plan)	Sixth line should read: “. . .program for the entire valley floor area is <u>developed and</u> maintained.”	Agree. See WR-3.2 (1)	Policy Report revised 06/12/07

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	17			Groundwater Management Plan)			
4	JAN 31	L	G. Schwaller	WR-3.2 (Develop Comprehensive Groundwater Management Plan)	This is a very good new policy; it should include well monitoring, water metering, and education. Why does this cover only the valley floor? What about foothills?	“valley floor” will be changed to “County”. Water metering and education details will be built into the plan.	Policy Report revised 06/12/07
5	Mar. 27, 2007	-	Agricultural Advisory Committee	WR-3.2 (Develop Comprehensive Groundwater Management Plan)	Larry Dvoskin pointed out that the water collaborative that would negotiate an Integrated Regional Water Management Plan and the Water Commission are different. He also indicated that salt balancing will be a critical groundwater management issue.	See revised Policy WR-3.2 and Implementation Measures 3 and 14A. Comment noted	No change needed
WR-3.3 (Adequate Water Availability)							
1	JAN 16	L	Laurel Firestone, Community Water Center	WR-3.3 (Adequate Water Availability)	This policy should include quality not just quantity. New development should show that it will be able to secure potable water, not just sufficient quantities, although this could include helping to finance upgrades to existing water systems to secure better water quality.	The term adequate implies both availability and quality. The policy as written would not prevent developers from doing this if needed in order to provide services to new projects.	No change needed
2	FEB 22	L	Susan Shaw, Tulare County HHSA	WR-3.3 (Adequate Water Availability)	<i>In Response to Laurel Firestone’s WR-3.3 comments:</i> Maps of quality and quantity could be developed. Changes could be made in the well ordinance to reflect areas of known contamination and these areas could then required deeper seals. Yield tests could be required in certain areas to indicate water availability.	Comment noted. Implementation Measure 14C will be added as follows, “The County shall amend the well ordinance to require deeper seals in areas of known bacteriological contamination”. WR-3.3 and WR-2.9 will be the reference policies.	Policy Report revised 06/12/07
3	JAN	L	G. Schwaller	WR-3.3 (Adequate Water Availability)	Another significant new policy, which should be stronger: “Projects must provide . . .adequate <i>and sustainable</i> water	Agree. The policy will be changed as requested.	Policy Report revised 06/12/07

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	31				availability . . .” Note that water quality (not just quantity) should also be proven.		
WR-3.5 (Use of Native Drought Tolerant Landscaping)							
1	JAN 17	L	Del Strange	WR-3.5 (Use of Native and Drought Tolerant Landscaping)	Line 3 should read: “. . .and <u>emphasize</u> the importance of utilizing water <u>conservation</u> watering techniques, such as night watering.”	Agree. These changes will be made. The word “watering” will be removed, and the words, “. . .mulching, and drip irrigation” will be added to end of the policy.	Policy Report revised 06/12/07
2	JAN 31	L	G. Schwaller	WR-3.5 (Use of Native and Drought Tolerant Landscaping)	Very good new policy that should be strengthened: “The County shall <i>require</i> the use of . . . native landscaping and <i>emphasize</i> the importance of . . . such as night watering, <i>mulching</i> , and using drip irrigation. This kind of policy needs to be applied to agriculture as well. We should not be growing water-intensive crops here when equally profitable crops much more suited to our desert-level rainfall can be grown in their place. Farmers should water at night, using efficient water-delivery systems, such as drip irrigation, and cover crops should be planted to hold down dust and help preserve soil moisture.	Agreed. See WR-3.5 (1) County does not have jurisdiction and this will be market driven in light of other conservation measures proposed in this plan. It may be an appropriate topic for the Water Commission. As such, Implementation 16 will be amended as follows, “The County shall consider expanding the duties of the Tulare County Water Commission to include all or some of the implementation measures included in this element.”	Policy Report revised 06/12/07
WR-3.6 (Agricultural Irrigation Efficiency)							
1	JAN 31	L	G. Schwaller	WR-3.6 (Agricultural Irrigation Efficiency)	This is a good new policy, but education without monitoring and enforcement will not suffice. Obviously, agriculturalists are still paying far too little for water, based on the dreadful waste apparent all over our county. Additionally, agricultural contamination of water supply (e.g., dumping chemicals into canals) must be curtailed; it	We agree that it is a good policy. However, the rest of the comment is without factual foundation. Enforcement programs are ongoing.	No change needed

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					is very wasteful to poison the water on which all living things depend.		
2	Mar. 27, 2007	-	Agricultural Advisory Committee	WR-3.6 (Agricultural Irrigation Efficiency)	Jim Sullins requested that the UC Co.op Extension be added to the Implementation Measures for this policy and for Policy WR-3.8, Educational Programs.	The U.C. Cooperative Extension will be added as a responsible party to Implementation Measures 9 and 19.	Policy Report revised 07/05/07
WR-3.9 (Establish Critical Water Supply Areas)							
1	JAN 31	L	G. Schwaller	WR-3.9 (Establish Critical Water Supply Areas)	At last a mention of conservation! This should get a lot more attention. Education is not enough. We need monitoring and enforcement of conservation measures, and these measures should be mandated.	See Implementation Measures 20 and 21.	No change needed
2	FEB 14 – MAR 14	M	Commissioner Whitlach	WR-3.9 (Establish Critical Water Supply Areas)	Per Commissioner Whitlach and staff, add a New Implementation 23 for Policy WR-3.9, Establish Critical Water Supply Areas as follows, “The County shall identify a system of critical water supply, water transfer and groundwater recharge areas on a map, incorporating existing canals and riverways, groundwater recharge basins, and proposed sites for regional recharge basins and needed water transfer facilities. The County shall, in conjunction with stakeholders, draft an ordinance relating to the care and maintenance of this system, such as: discouragement of piping or alteration; encouraging of multi-use as trails and recreational facilities, etc., wherever feasible”.	This will be added as Implementation Measure will be added.	Policy Report revised 06/19/07
WR-3.10 (Diversion of Surface Water)							
1	JAN 12	L	Carole and Peter Clum	WR-3.10 (Diversion of Surface Water)	Tulare County needs to demand that the California Department of Fish and Game and the California State Water Resources Control Board enforce their regulations which prohibit damming of our rivers and streams, long term holding of river	This is a political issue more than a General Plan issue. The County does not have authority in this case, as it is a matter referred to the State.	No change needed

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					water in ponds, and diversion of surface water for tiny cattle “ranches” to the detriment of wildlife aquatic ecosystems, and residents downstream whose sole water supply is a river well. This is not a reasonable and beneficial use of surface water. In dry years the South Fork of the Kaweah River dried up in the lower one and a half miles of its course due to 5 irrigation diversions.	This is also a private water rights issue. The words, “...going to identified recharge areas...” will be removed from policy.	Policy Report revised 06/12/07
WR (Implementation 1)							
1	JAN 31	L	G. Schwaller	WR (Implementation Measure 1)	Exporting water from the County should be banned.	See Policy WR-1.3, Water Export Outside County. There are circumstances where water export could be beneficial. By law we cannot ban water exportation, but we can regulate it.	No change needed
WR (Implementation 2)							
1	JAN 31	L	G. Schwaller	WR (Implementation Measure 2)	Four feet and ten feet don’t sound like nearly enough.	This specification in the Implementation Measure will be deleted. Instead, the following wording will be used “Solid waste facilities shall be sited in accordance with the Tulare County Siting Element and California Code of Regulations Titles 14 & 27, Division 2.”	
WR (Implementation 3-6)							

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1	JAN 16	L	Laurel Firestone, Community Water Center	WR (Implementation Measures 3-6)	These “measures” are policies, not implementation measures. These policies should be included as policies and each policy should have implementation measures explaining how this will be accomplished.	Disagree, as the Implementation Measures constitute a commitment to ground water monitoring strategies. Implementation 6 will be changed to add “...federal, state, and regional agencies...” Implementation 3 will be changed to “...and that such planning considers a balance between urban and agricultural demands”. Also, WR-3.2 and WR-3.7 will be added as reference policies.	No change needed Policy Report revised 06/12/07 Policy Report revised 06/12/07
WR (Implementation 5)							
1	FEB 13	L	Center on Race, Poverty and The Environment	WR (Implementation Measure 5)	The County should require groundwater monitoring as a condition of approval for projects identified as impacting groundwater or surface water.	The County already does this as a condition of approval in conjunction with the Regional Water Quality Control Board.	No change needed
WR (Implementation 7)							
1	FEB 9	L	Paul Boyer, Self Help Enterprises	WR (Implementation Measure 7)	Implementation Measure 7: The County shall encourage responsible agencies and organization to install and monitor additional groundwater monitoring wells in areas where data gaps exist. In addition to this implementation measure, we would support the County in updating its well permitting ordinance to require all new water wells (agricultural and domestic) upon completion to test and report groundwater quality for contaminants that are suspected in the area.	Since 2005 Environmental Health has require all new wells to be regularly tested for contaminants. See Comment WR (Implementation 7) (4)	No change needed No change needed

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					We also recommend that all domestic wells be tested for suspected contaminants when property is transferred and that test results be made available to the property buyer during the escrow process. The Tulare County Environmental Health Department shall be consulted for potential contaminants in the vicinity of said water wells.	New Implementation 7A will be added as follows, “The County shall seek cooperation from realtors to require all sales of homes to have water testing for nitrates and bacteria in addition to valley sites testing for DBCP and mountain sites for radiological contamination.”	Policy Report revised 06/12/07
2	JAN 31	L	G. Schwaller	WR (Implementation Measure 7)	“The County shall <i>require</i> responsible agencies”	Reject. This is not within the County’s jurisdiction.	No change needed
3	JAN 16	L	Laurel Firestone, Community Water Center	WR (Implementation Measure 7)	In addition to this implementation measure, the County should include a measure to update its well permitting ordinance to require all new wells to test and report groundwater quality. It should also consider requiring regular private domestic well testing of all private domestic wells. This is particularly important given the results of recent studies showing that 75% of private well tested have at least one contaminant over legal limits.	See comment WR (Implementation 7) (1) Existing public, and private domestic well testing was undertaken on a voluntary basis by the Department of Water Resources under the Groundwater Ambient Monitoring Assessment Program (GAMA) during the last few years. Many landowners did not wish to have their wells tested. All new wells, however, are required to be tested. Additionally, since August 2005, all new private domestic wells in the County will be tested for bacteria and nitrates, with dibromochloropropane (DBPC) being tested for in the valley, and gross alpha radiological screening in the mountains.	No change needed
4	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (Implementation Measure 7)	<i>In Response to Laurel Firestone’s Implementation Measure 7 comments:</i>	Comment noted.	No change needed

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					We have been trying to get cooperation from the real estate agents to back a policy that required all sales of homes to have water testing for nitrates and bacteria in addition to valley sites testing for DBCP and mountain sites for radiological (Gross Alpha).		
WR (Implementation 8)							
1	JAN 31	L	G. Schwaller	WR (Implementation Measure 8)	“The County shall <i>prohibit</i> destruction”	Reject for flexibility purposes.	No change needed
WR (Implementation 3, 6, and 10)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	WR (Implementation Measures 3, 6, 10)	<p>The state and federal land managing agencies manage much of the watersheds in the county. We support the plan’s numerous commitments to watershed management. There are several parts of the plan (particularly water resource implementation measures 3, 6, and 10 on page 11-8) that affect the state and federal land managing agencies. We look forward to working with the county on those issues that are of common interest.</p> <p>We recommend that a new “Coordination of Watershed management on Public Land” policy be added to the Water Resources Element. Under that policy, the county would work cooperatively with state and federal land managers to coordinate watershed management on public lands.</p>	<p>Comment noted.</p> <p>Agreed. New Policy WR-3.13, Coordination of Watershed Management on Public Land will be added as follows, “The County shall work cooperatively with state and federal land managers to coordinate watershed management on public lands.”</p>	<p>No change needed</p> <p>Policy Report revised 06/12/07</p>
WR (Implementation 15)							

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1	FEB 13	L	Center on Race, Poverty and The Environment	WR (Implementation Measure 15)	This implementation measure is very vague. Instead of merely considering the feasibility, the County should require evidence of long-term water availability or will serve letter prior to approving a tentative map.	Agree. The words “consider the feasibility of” will be removed.	Policy Report revised 06/12/07
2	JAN 31	L	G. Schwaller	WR (Implementation Measure 15)	“The County shall <i>adopt</i> an ordinance to require”	See WR (Implementation 15) (1)	No change needed
WR (Implementation 17)							
1	JAN 31	L	G. Schwaller	WR (Implementation Measure 17)	“The County shall maintain . . . and establish incentives . . . for compliance <i>and penalties for non-compliance.</i> ”	“Compliance” implies penalties. The Implementation Measure will be revised as follows, “The County shall maintain and implement its water efficient landscape ordinance consistent with the Department of Water Resources Model Water Efficient Landscape Ordinance. All ordinances have civil fines and penalties attached.	Policy Report revised 07/13/07
WR (Implementation 20)							
1	JAN 17	L	Del Strange	WR (Implementation Measure 20)	Line 5 should read: “. . .degrading water quality <u>or reducing groundwater supply.</u> ”	The policy will be modified by replacing the word “reducing” with “affecting”.	Policy Report revised 06/12/07
WR (Implementation 22)							
1	JAN	L	G. Schwaller	WR (Implementation	“The County shall <i>establish</i> development or design standards”	Agree. This change will be made.	Policy Report revised 06/12/07

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	31			Measure 22)		Policy WR-3.9, Establish Critical Water Supply Areas should be the reference policy, not Policy WR-3.10, Diversion of Surface Water.	
WR (General Comments)							
1	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	Ag and dairies have an impact on the quality of our water but are essential for our economy. We are not reaching a crisis of quantity and quality with regard to our water. It is important that we take a regional approach with such a comprehensive issues as water which touches son many agencies, entities and interests. Solutions need to look at the macro view instead of band aiding as has been done in the past.	Agree. See Implementation 3.	No change needed
2	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	<p>The valley is experiencing ever increasing levels of salts and in particular, nitrates. Much of the county is in overdraft which will increase as we will no longer will be receiving the amount of water from we once had from the Friant-Kern Canal. This will put an increased demand on ground water and increased pumping will also serve to pull the contamination vertically into the deeper aquifers. The water table is lowering in certain areas and the stress will be particularly felt in draught years. Finding good water is increasingly becoming a challenge and in certain areas a doubtful risk.</p> <p>Our situation demands cooperation in finding and implementing solutions. The Salinas Valley in Monterey established a working relationship with the agricultural community to address their nitrate situation. Education and best management practices are an important part of this effort and getting buy-in from the source of pollution. They found that farmers at first reluctant to have interference in how they conduct their livelihood later became the very ones demanding stronger regulations on their peers.</p>	Comment noted.	No change needed

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3	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	<p>More than 95% of county residents use groundwater for their drinking supply. There are 420 public water systems within the county and over 20,000 private wells. Tulare county ranks about 5th in the state for the number of people on private wells.</p> <p>Breakdown of public water systems: County Environmental Health oversees: 290 systems (15-199 connections) 74 state smalls (5-14 connections) State oversees: 56 systems (200+ connections and National Park systems)</p>	Comment noted.	No change needed
4	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	<p>Nitrate is the most prevalent contaminant effect over a third of the 290 systems that the county oversees. There are 56 of these 290 systems over the maximum contaminant level (MCL) and 60 over half the MCL. Four of the 56 larger systems which the state oversees are over the MCL and 2 are over half the MCL. Systems such as Porterville, Exeter, Lindsay, Cutler and Orosi have limited excess water supply and have trouble finding new supply which does not require treatment. The number of systems with high nitrates levels continue to rise. Nitrates have numerous sources such as fertilizers, animal waste (confined animal operations), human waste (sewage and septic) and naturally occurring.</p> <p>Some of the other contaminants present in our public water systems are dibromochloropropane (DBCP), arsenic, uranium and carbon tetrachloride. DBCP is a fumigant used for nematodes in vineyards and orchards which was banned in 1977. Arsenic is naturally occurring and is found primarily in the mountains and in the deep alluvium in the southwestern part of the county. Uranium is also naturally occurring in the mountain, foothills and valley.</p> <p>The county began a program of testing new private domestic wells in 2005 and this has revealed areas of concern, in particular a pocket of high uranium which has initiated further study. Recently a state program (GAMA – Groundwater Ambient Monitoring and Assessment) did an evaluation of about 181 random private wells and the results showed 75 over</p>	Comment noted.	No change needed

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					the MCL for nitrate. Currently most of our data comes from where there is a public water system so there are numerous areas where we have little or no knowledge of the water quality.		
5	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	<p>What can be done about the water issues facing the County?</p> <p>Do the Research: Determine what is our solution – how do we become self sustaining.</p> <ul style="list-style-type: none"> - How much growth we can sustain - Water quality - Water quantity - Geology/soils/topography - Causes of contamination - Prevention measures: BMP, destroy abandoned wells - Options - Feasibility - Cost <p>1) Re-write the well ordinance and septic regulations to reflect what we are seeing.</p> <p>2) Gather more data in areas where we have little or no info to get a better understanding of our situation. Currently most of our data is from public water systems. Due to the number of people on private wells we need to get more water quality information on these wells. It would be good to expand the testing of private wells by requiring water testing on the sale of a property for the few know contaminants.</p> <p>3) Develop a good education program to inform citizens about what they can do; care of wells, aquifer protection, septic care, health effects of contaminants.</p> <p>4) Stress the importance of destroying abandoned wells.</p>	<p>This task is ongoing.</p> <p>See Implementation 14C, which will be amended to change “known bacteriological contamination” to “known contaminants”.</p> <p>See new Implementation Measure 7A.</p> <p>See Implementation Measure 19.</p> <p>This is a continuing and ongoing program.</p>	<p>No change needed</p> <p>Policy Report revised 07/13/07</p> <p>No change needed</p> <p>No change needed</p> <p>No change needed</p>

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					5) Set spatial and number limitations on septic systems and encourage community systems and regional waste water treatment plants.	This is done in Chapter 5, Land Use, Table 5-1, Land Use designations, which sets minimum parcels sizes for septic and well, and in Chapter 13, Public Facilities and Services, Policy PFS-3.3, New Development Requirements and Policy PFS-3.4, Alternative Rural Wastewater Systems. We should add the words, “such as annexation to city systems and regional wastewater treatment systems” to the last bullet in PFS-1.8, Funding for Service Providers.	Policy Report revised 07/13/07
					6) Build in the concept of a retention pond in new communities which can serve as a park.	See PFS-4.5, Detention/Retention Basins. The 2 nd word “detention” will be removed.	Policy Report revised 07/13/07
					7) Trade nitrate contaminated groundwater from disadvantaged communities for Friant-Kern Canal water creating large regional surface water treatment plants.	This is probably not feasible as it will put contaminated water into a canal that will be used eventually for drinking water.	No change needed
					8) Encourage with incentives consolidation between cities and smaller contaminated systems located close-by. Until this time this has met with much resistance and roadblocks. We are particularly looking at Porterville and Exeter. The worry of losing their Charter City status has been a problem and several attempts have been made in the legal arena to address this issue but nothing as yet has been resolved.	This is addressed in part in Chapter 13, Public Facilities and Services, PFS-1.8, Funding for Services Providers	No change needed
					9) Engage a cooperative participation with the agricultural community to work with nitrate management and to find solutions.	See Chapter 11, Water Resources, Policy WR-2.7, Industrial and Agricultural Production. This title will be changed to “Industrial and Agricultural Sources” to more accurately reflect the policy	Policy Report revised 07/13/07

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					<p>10) Create a County-wide GIS program to share the data so we could do a drill down on a particular parcel and see everything that is known or what is planned for that parcel.</p> <p>11) See that Tulare County receives its share of funding monies available. Tulare County is the poorest in the state yet it doesn't get the grants according to its needs. We need to take a consolidated approach to get the funding.</p> <p>12) The county should take the lead in coordinating regional efforts to put together an Integrated Regional Water Management Plan.</p> <p>We are at a point where it would be irresponsible to continue on our current course to where our water is no longer drinkable without expensive treatment. The county should take the lead in pulling the regional efforts together.</p>	<p>contents.</p> <p>This is an existing program.</p> <p>In order to receive a fair share of grant funding an Integrated Regional Water Management Plan is required. See next comment.</p> <p>Policy WR-3.2, Develop an Integrated Regional Water Master Plan and Implementation Measure 14B have been added to address this issue.</p> <p>Policy WR-3.2, will be changed to indicate that the "County will take the lead with other agencies..."</p>	<p>No change needed</p> <p>Policy Report revised 07/05/07</p>
6	FEB 9	L	Paul Boyer, Self Help Enterprises	WR (General Comments)	<p>SHE supports the Water Resources Element's draft goals. We believe that water quality as well as water quantity are necessary aspects of securing the current and long-range needs of Tulare County. The adequate supply of potable water and the availability of sanitary sewage disposal facilities to County residents are crucial. The affordability of these basic services should also be a factor. The target rate for water and sewer services should not be more than 1% each of the median household income of the area served.</p>	<p>Comment noted. Any target rates must be based on the cost of the services provided; otherwise it is considered a tax under Prop. 218.</p>	<p>No change needed</p>
7	JAN 16	L	Laurel Firestone, Community Water Center	WR (General Comments)	<p>Overall the Water Resources Element's Draft Goals are good. We think it is important that the General Plan recognize that both water quality and water supply are necessary aspects of securing the current and long-range needs of the County. The current draft also recognizes that the groundwater in the valley floor is high in nitrates and salts, an important first step to addressing these severe problems in the County.</p>	<p>Comment noted.</p>	<p>No change needed</p>

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8	JAN 16	L	Laurel Firestone, Community Water Center	WR (General Comments)	Overall the Draft Policies do not include adequate implementation measures to ensure that the goals of the plan are achieved.	Comment noted. See the new Implementation Measures.	No change needed
9	JAN 16	L	Laurel Firestone, Community Water Center	WR (General Comments)	<p>The County should add the following policy under the General Goal WR-1:</p> <p><i>1.11 Private Wells</i> <i>The County shall ensure that private wells are adequately constructed to provide protection from bacteriological contamination and aquifer contamination.</i></p> <p>The implementation measure for this policy should include updating the current well ordinance to require at least a minimum 20 ft. seal to avoid bacteriological contamination. Additional implementation measures should include requiring wells that are not in use to be sealed and properly abandoned to avoid aquifer contamination. This policy should be implemented through updates of the existing ordinance, as well as outreach and inspection programs. The implementation measure mentioned about requiring water quality and testing of all new wells could also be included here.</p>	See WR-3.3 (2) and new Implementation Measure 14C.	No change needed
10	FEB 22	L	Susan Shaw, Tulare County HHSA	WR (General Comments)	<p><i>In Response to Laurel Firestone's WR-1.11 comments:</i></p> <p>Currently the well ordinance requires a 20' annular seal on private wells and a 50' seal on public domestic wells for bacterial and chemical contamination. All new wells require a well permit and that they be drilled by a licensed driller. Destruction of abandon wells is of paramount importance in protecting the aquifer. Finding these wells is difficult but a fine for non-abandonment would help.</p>	Comment noted.	No change needed
11	NOV 18	L	Scott Cochran, TCAG	WR (General Comments)	The County and the eight cities, along with water districts should develop a comprehensive and regional Water Plan that addresses all facets of the hydrological cycle.	See Policy WR-3.2, Develop an Integrated Regional Water Management Plan.	No change needed
12	MAY 7	L	Visalia City Council	WR (General Comments)	Policies regarding water resources need to be strengthened to prevent the proliferation of individual septic tank systems in unincorporated areas and to avoid degradation of groundwater		

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					supplies.		
13	JAN 12	L	Carole and Peter Clum	WR (General Comments)	New policy to be added. WR-3.13 Water Conservation in Development In all new development, redevelopment and remodels the County should mandate ultra low flow toilets and low water use washing machines. Consider giving incentive or rebates for demand hot water heaters. They waste less water and use less energy.	See Policy WR-1.5, Expand Use of Reclaimed Wastewater. Energy and water are addressed in the California Building Code.	No change needed
14	FEB 13	L	Maya Ricci & Kathleen Seligman	WR (General Comments)	The Draft Plan needs to be committed and stronger in Goals and Policies that pertain to establishment of adequate, clean, and sustainable water for new development.	The Water Element makes that commitment.	No change needed
D. Infrastructure (Page D-1)							
1	JAN 31	L	G. Schwaller	D. Infrastructure (Concept 1: Transportation and Circulation, pg D-1)	Very glad to see bike, pedestrian, and public transportation facilities included. Emphasis on these is much needed, for public health and safety, recreation, pollution reduction, quality of life.	Comment noted.	No change needed
TC (Existing Conditions Overview)							
1	JAN 31	L	G. Schwaller	TC (Existing Conditions Overview)	Last paragraph on page: The bus connection from the Visalia Transit Center to the Hanford train station is not adequate. For example, there is no bus early enough in the morning to get a passenger to Hanford in time for the early morning train. Additionally, there should be regular public transportation from Visalia to the National Parks and other major recreational and scenic areas in the County. Working in Visalia and also in the National Park, I learned that many people, both visitors and area residents, considered the lack of public transportation to these great resources a hardship and a deterrent. Visitors from overseas were astonished that no public transportation was available.	Actual bus schedules are not an item that should be covered in the General Plan. Please approach TCAG with these concerns during the annual Unmet Needs meeting. TC-4, Public Transportation covers this issues and Policy TC-4.5, Transit Coordination, covers your concern in greater detail.	No change needed

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TC-1.4 (Public Road System Maintenance)							
1	July 13, 2007	-	Staff	TC-1.4 (Public Road System Maintenance)	In second bullet, change word “development” to “transportation impact”.		Policy Report revised 07/13/07
TC-1.6 (Public Road System Maintenance)							
1	July 6, 2007	-	Staff	TC-1.6 (Public Road System Maintenance)	Per BoS 08/29/06, the question was raised whether the County will continue to use the PMS. George Finney suggested adding an implementation measure that calls for regular reviews of the PMS criteria.	Implementation 7A will be added as follows, “The County shall regularly review and update the PMS and part of the annual budget process”.	Policy Report revised 07/06/07
TC-1.6 (Intermodal Connectivity)							
1	FEB 14 – MAR 14	M	Commissioner Whitlach	TC (Intermodal Connectivity)	Commissioner Whitlach requested a new policy that would encourage public transit linkages from airports to key destinations, such as urban transit centers.	Policy TC-1.6 will be amended to include “...roadway, highway and public transit systems”.	Policy Report revised 06/19/07
TC-1.7 (Intermodal Freight Villages)							
1	NOV 18	L	Scott Cochran, TCAG	TC-1.7 (Intermodal Freight Villages)	The County should also consider land adjacent to railroad tracks as candidates for “freight Villages”.	Agree. The definition of Intermodal Freight Village is addressed in the Key Terms as well as in Implementation Measure 9.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
TC-1.9 (Highway Completion)							
1	July 6, 2007	-	Staff	TC-1.9 (Highway Completion)	Per BoS 08/29/06, add Route 190 to the list and investigate whether 137 should be added. Staff's question is, what does the Circulation Plan tell us to prioritize? Also the policy should be amended to clarify that it priority shall be given to <i>capacity</i> improvements.	The word "capacity" will be added to define improvements.	Policy Report revised 07/06/07
TC-1.13 (Land Dedication for Roadways)							
1	NOV 18	L	Scott Cochran, TCAG	TC-1.13 (Land Dedication for Roadways)	The County should consider planning for all transportation modes in the planning of right-of-ways.	Agree. The title will be changed to "Land Dedication for Roadways and Other Travel Modes" and this will also be incorporated into the text. After the words "right-of-way", the words "for roadways and other travel modes" will be added.	Policy Report revised 06/12/07
2	JAN 9	L	Mark Kielty, City of Tulare	TC-1.13 (Land Dedication for Roadways)	TC-1.13 should be expanded to include additional road dedication, where necessary, to meet city standards in UDB areas.	This is implied in Implementation 10. Policy PF-4.10, City Design Standards, also addresses meeting city standards.	No change needed
TC-1.14 (Roadway Facilities)							
1	FEB 14 – MAR 14	M	Staff	TC (Implementation Measure 4)	George Finney requested that a new policy be added to address roadway wear and tear through the imposition/formalization of a tonnage fee.	Policy TC-1.14, Roadway Facilities will be amended by adding "...impact fees, tonnage fees and or other mechanism". TC-1.14 will be added to Implementation 11, and the measure will be amended by adding the word "impacts" after "project" and "regional needs" after	Policy Report revised 06/19/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						“future”, instead of “development needs”.	
TC-1.15 (Traffic Impact Study)							
1	JAN 31	L	G. Schwaller	TC-1.15 (Traffic Impact Study)	In the first sentence, “project” should be plural. Why do we specify 100 trips per day? Given the appalling condition of so many of our roads (we had to pass a bond measure to try to improve them as we don’t seem to be able to maintain them through our taxes), maybe we should look at 50 trips. Developer impact fees are very important here. “The traffic impact study will include . . . truck <i>and service</i> traffic.”	“Project” will be made “projects”. Disagree. Average trip generation is approximately 11 trips per home per day. 50 trips would equate to about 5 homes worth of trips.	Policy Report revised 06/12/07 No change needed
2	FEB 14 – MAR 14	M	Planning Commission	TC-1.15 (Traffic Impact Study)	The threshold for trips needs to be re-evaluated. Commissioners thought that 100 peak hour trips is too high and impacts occur prior to that threshold being reached.	Under Key Terms “Peak Hour” will be defined from the latest version of the ITE Trip Generation Handbook. The amended policy clarifies that this is peak hour trips. A qualifier will be added to Policy TC-1.15 as follows, “Typically, applicants of projects generating over 100 trips, or where LOS D or worse occurs will be required to prepare and submit this study”.	Staff need to track down this definition. A placeholder has been added to the text. Policy Report revised 06/19/07
TC-2.4 (High Speed Rail)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	NOV 18	L	Scott Cochran, TCAG	TC-2.4 (High Speed Rail)	The official name of the agency is the California High Speed Rail Authority.	Agree. This change will be made.	Policy Report revised 06/12/07
TC-2.5 (Railroad Corridor Preservation)							
1	July 6, 2007	-	Staff	TC-2.5 (Railroad Corridor Preservation)	Per BoS 08/29/06, provide a map or railroad corridors in the County to help in this assessment. Staff suggest that the appropriate place for such a map is the Background Report. Having lost this opportunity, staff suggest an Implementation Measure that such a map shall be prepared in coordination with TCAG.	Staff will check with TCAG to see if such a map exists. If so, it will be added to the Background Report. If not, an Implementation Measure will be added to create such a map.	Staff have yet to investigate the existence of this map.
TC-2.6 (Rail Abandonment)							
1	FEB 14 – MAR 14	M	Commissioner Millies	TC-2.6 (Rail Abandonment)	Commission Millies asked that light rail be added to the list of potential future uses.	Policy TC-2.6 will be amended to add “light rail” to the list before “bike trails”.	Policy Report revised 06/19/07
TC-3.4 (Airport Compatibility)							
1	July 6, 2007	-	Staff	TC-3.4 (Airport Compatibility)	Per BoS 08/29/06, the Board and CAO expressed some uncertainty regarding this policy as to how the policy might apply to the Sheriff’s facility at Sequoia Airport. The policy needs to be modified to indicate such easements only apply in the approach and departure zones. Also, the possibility of noise easements over a larger area might be considered.	Policy TC-3.4 will amended to indicate that easements will be required within the approach or approach transition zones designated with the Tulare County Comprehensive Airport Land Use Plan (CALUP). The Sheriffs facility is not located in these zones.	Policy Report revised 07/06/07

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TC-3.6 (Airport Encroachment)							
1	JAN 31	L	G. Schwaller	TC-3.6 (Airport Encroachment)	“The County shall <i>prevent [or prohibit]</i> encroachment”	Disagree. This policy must remain flexible because the primary authority for regulating land use is the Airport Land Use Commission. Implementation 13A will be added as follows, “The County shall ensure the compatibility of the CALUP with the General Plan”.	No change needed Policy Report revised 06/12/07
Goals TC-4 and TC-5							
1	JAN 31	L	G. Schwaller	TC-4 & TC-5	These are excellent, much-needed new goals and policies. Related to these should be mandates for “work/live” developments that reduce the need for motorized vehicle travel.	Mixed uses are now emphasized in many places in Chapter 5, Land Use.	No change needed
TC-4.6 (San Joaquin Valley Intelligent Transportation System Strategic Deployment Plan)							
1	FEB 14 – MAR 14	M	Commissioner Kirkpatrick	TC-4.6 (San Joaquin Valley Intelligent Transportation System Strategic Deployment Plan)	Commissioner Kirkpatrick and all wonder what this policy refers to. If it is an ongoing program it should be an Implementation Measure.	Staff will coordinate with TCAG to determine whether there are any issues applicable in Tulare County and what, if any modifications might be needed in the text.	Staff have yet to do this.
New Policy TC-4.7 (Transit Ready Development)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	July 6, 2007	-	Staff	TC-4.7 (Transit Ready Development)	A new policy will be added as follows, "The County shall promote the reservation of transit stops in conjunction with development projects in likely or potential locations for future transit facilities."		Policy Report revised 07/06/07
TC-12.5 (Bicycle Routes and Trails)							
1	July 13, 2007	-	Staff	TC-12.5 (Bicycle Routes and Trails)	This title will be changed to "Other Transportation Modes" to be inclusive of modes other than cycling.		Policy Report revised 07/13/07
TC-5.2 (Consider Non-Motorized Modes in Planning and Development)							
1	JAN 31	L	G. Schwaller	TC-5.2 (Consider Non-Motorized Modes in Planning and Development)	"The County shall <i>incorporate</i> facilities . . ." "For developments with . . ., such facilities shall be <i>required</i> ."	Disagree. We need to coordinate with provision of such facilities through bicycle and pedestrian planning efforts. See Policy TC-5.6, Regional Bicycle Plan and TC-5.8, Multi-Use Trails.	No change needed
2	July 6, 2007	-	Staff	TC-5.2 (Consider Non-Motorized Modes in Planning and Development)	Per BoS 08/29/06, the threshold for consideration of feasibility of non-motorized modes of travel is too low. Perhaps a threshold number of units (50?) should be added.	Policy TC-5.2 will be amended as follows, "For developments with 50 or more dwelling units or non-residential projects with an equivalent travel demand, the feasibility..."	Policy Report revised 07/06/07
TC-5.3 (Provisions of Bicycle Use)							
1	JAN 31	L	G. Schwaller	TC-5.3 (Provisions of Bicycle Use)	"The County shall <i>require</i> local . . . to <i>include</i> bicycle access and safe bicycle parking facilities . . ."	Add "The County shall work with TCAG to encourage local government..." "...bicycle access and provide safe bicycle parking	Policy Report revised 06/12/07

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						facilities...” TC-5.3 will be referenced in Implementation Measures 20 and 21.	Policy Report revised 06/12/07
TC-5.8 (Multi-Use Trails)							
1	FEB 14 – MAR 14	M	Commissioner Pitigliano	TC-4.6 (Multi-Use Trails)	Commissioner Pitigliano asked that abandoned railways be added to the list.	Policy TC-5.8 has been changed to add abandoned railways	Policy Report revised 06/19/07
TC (Implementation 4)							
1	FEB 14 – MAR 14	M	Commissioner Pitigliano	TC (Implementation Measure 4)	Commissioner Pitigliano requested that a new policy be added to address smart growth measures, such as narrower roadways.	Implementation Measure 4 for TC-1.2 County Improvement Standards will be modified to incorporate “standards to accommodate smart growth design principles” and include “development of standards for bike paths and cycle shoulder strips”.	Policy Report revised 06/19/07
TC (Implementation 8)							
1	July 6, 2007	-	Staff	TC (Implementation 8)	Per BoS 08/29/06, the question was raised whether there is a need for an ordinance to do this?	Staff will check with engineering to determine whether it is the Road Improvement Standards, rather than the Zoning Ordinance that would need to be amended.	Staff have yet to resolve this issue.

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TC (New Implementation 9A)							
1	July 6, 2007	-	Staff	TC (New Implementation 9A)	Per GF and BoS 08/29/06, add a Policy or Implementation Measure calling for coordination with Caltrans on the preferred route – valley or foothill, for the extension of Route 65 north to the Fresno County Line. Check with Ted on status of Caltrans route.	Implementation 9A will be added for TC-1.9, Highway Completion, as follows, “The County shall coordinate with Caltrans and TCAG on planning, engineering and advanced design of State highway projects including future routes, such as the Highway 65 extension.”	Policy Report revised 07/22/07
TC (Implementation 11)							
1	July 6, 2007	-	Staff	TC (Implementation 11)	Per BoS 08/29/06, make this measure mandatory by changing word “may” to “shall”.		Policy Report revised 07/06/07
TC (New Implementation 19A)							
1	July 13, 2007	-	Staff	TC (New Implementation Measure 19A)	New Implementation 19A for TC-5.6 “The County shall work with TCAG to update the Regional Bicycle Plan to connect the core areas of the unincorporated communities and prioritize provision of those portions of the regional routes within the UDBs of these communities.”		Policy Report revised 07/13/07
TC (Implementation 21)							

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1	JAN 31	L	G. Schwaller	TC (Implementation Measure 21)	Waiting until 2010 to start developing a trails master plan is way too long. There won't be any place left for trails by then, at the rate the County is developing. Please implement this planning ASAP, starting in 2007 if at all possible.	Disagree. Developing a comprehensive plan can take a number of years.	No change needed
TC (Implementation 22)							
1	JAN 31	L	G. Schwaller	TC (Implementation Measure 22)	We hope the County is aware of the Rails to Trails organization and its programs, which could be very helpful in this area.	Thanks. Also, see TC-5.8, Multi-Use Trails. The word "trails" in the third line will be changed to "transportation use, including trails".	No change needed
TC (General Comments)							
1	NOV 18	L	Scott Cochran, TCAG	TC (General Comments)	Figure needs a number designation. Recommend that the rail lines be separated to demonstrate passenger, freight, or both. The map does not show the Santa Fe (San Joaquin Valley Rail) as it goes to Tulare and eventually westward toward SR 43.	It is unclear what figure you refer to? The Circulation Diagram will be Figure -12.1.	No change needed
2	DEC 7	L	George Nord, Traver PAC	TC (General Comments)	Traver's roads need to be improved and maintained. Currently the roads are in very poor condition. Improved roads would benefit the County.	Agree. Implementation Measure 3A for Policy TC-1.1, Provision of an Adequate Public Road Network and Policy TC-1.5, Public Road System Maintenance will be added as follows, "The County shall utilize local community road improvement program funds under Measure R to upgrade local community roads and farm to market roads". The Implementation will be ongoing with RMA and TCAG responsible.	Policy Report revised 06/12/07

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						Measure R will help improve the condition of many roads throughout the county.	
PFS (Key Terms)							
1	July 13, 2007	-	Staff	PFS, Key Terms, Capital Improvement Program	Change language as follows, “Typically a five year program by which an agency schedules permanent improvements to public facilities to fit the projected fiscal capability of the local service area. The program generally is reviewed annually for conformance to and consistency with the General Plan and the Strategic Business Plan.”		Policy Report revised 07/13/07
2	JAN 31	L	G. Schwaller	PFS, Key Terms, Public Utility District	Public Utility District: Correct abbreviation from PUB to <i>PUD</i> in this paragraph.	Agree. Change will be made.	Policy Report revised 06/12/07
3	July 13, 2007	-	Staff	PFS, Key Terms, Community Service District	Add water and wastewater to the list of services provided.		Policy Report revised 07/13/07
4	July 13, 2007	-	Staff	PFS, Key Terms, Retention	The Key Term will be revised to be Retention Basin. The definition will be clarified to indicate that this is longer-term water storage with no outlet provided.		Policy Report revised 07/13/07
PFS (Existing Conditions Overview)							
1	July 13, 2007	-	Staff	PFS (Existing Conditions Overview)	Most communities and some hamlets have wastewater treatment systems; however, several communities including Three River, Plainview, Alpaugh, Ducor rely on individual septic systems. Storm drainage facilities are generally constructed and maintained in conjunction with transportation improvements or new subdivisions in communities.		Policy Report revised 07/13/07

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Goal PFS-1							
1	JAN 31	L	G. Schwaller	PFS-1	A very important new goal and resulting policies; again, the policies should be stated much more strongly, with mandatory, not permissive language. The County has got to implement developer impact fees and stick to the requirements for services and infrastructure and maintenance and mitigation.	Disagree. Most of the policies are mandatory and have commitment build into them. The County is in the process of devising developer impact fees.	No change needed
PFS-1.4 (Standards of Approval)							
1	FEB 14 – MAR 14	M	Commissioner Whitlach	PFS 1.4 (Standards of Approval)	Commissioner Whitlatch asked that an Implementation Measure be added that makes it clear that School Districts and Hospital Districts must ensure that infrastructure needs for their proposed facilities are addressed.	See Chapter 4, Policy AG-1.15, Schools in Agricultural Zones and Implementation Measure 5A. Also see PFS-8.5, amended by adding “Districts” after “County”; “and facilities” after “offices”; “where infrastructure exists” at the end of the sentence; and changing the title to Government Facilities in Community Centers.	Policy Report revised 06/19/07
PFS-1.5 (Funding for Public Facilities)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS 1.5 (Funding for Public Facilities)	This is an important policy, but should also have the goal of ensuring AFFORDABLE water and waster water services. In other words, the County should not just review the financial capacity of a water provider, but also look at the affordability of those services to residents. For example, it could ensure that residents should not have to pay more than 1% of the median household income of the area served. This would mean that systems would be forced to look at alternative options for	See WR (General Comments) (6) Also see PFS-1.6, Funding Mechanisms and Implementation 2 revised as follows, “...ensure funding levels are both affordable and adequate...”	Policy Report revised 06/12/07

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					<p>funding, such as consolidation and grants, and no just raise rates.</p> <p>Additionally the County could provide financial incentives for special districts to consolidate in an area where small water systems are within 1 mile of a larger system.</p> <p>Finally the County should prioritize subjects that serve the 15 areas considered to be “non-viable” in order to make up for the years of de-prioritization they received from the previous General Plan policies.</p>	<p>Comment WR (General Comments) (5) addresses this comment.</p> <p>Strongly disagree. The County has invested and subsidized heavily in those areas. For example, the sewage treatment plants in Delft Colony and Tonyville.</p>	<p>No change needed</p> <p>No change needed</p>
PFS-1.8 (Funding for Service Providers)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS 1.8 (Funding for Service Providers)	The County should focus on encouraging consolidation and annexation when possible and should include implementation measures for this policy, such as requiring districts to evaluate economic feasibility of consolidation or annexation within systems within a mile of a district’s boundaries. This would promote larger economies of scale to ensure that systems are economically sustainable without having to raise fees.	The County does not have the authority over Special Districts to “require” A third bullet will be added as follows, “Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale”.	Policy Report revised 06/12/07
PFS-1.11 (Facility Sizing)							
1	JAN 31	L	G. Schwaller	PFS-1.11 (Facility Sizing)	Very good. Look at the example of COS.	Thanks.	No change needed
PFS-1.13 to PFS 1.15							

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1	JAN 16	L	Laurel Firestone, Community Water Center	PFS 1.13-1.15	These three policies are important but have no implementation measures. Therefore it is unclear how these documents will be reviewed and integrated into County Staff work plans or project decision making.	<p>Policies 1.13, Municipal Services Reviews and 1.14, Capital Improvement Plans, are self implementing.</p> <p>PFS-1.15, Efficient Expansion, will be revised as follows, “The County shall provide incentives for infill projects where an efficient expansion of the infrastructure delivery system is fully funded.”</p> <p>New Implementation 3A for this policy will be added as follows, “For infill projects which include improvements to infrastructure the County shall offer incentives including but not limited to density bonuses, CEQA exemptions, and financial assistance through redevelopment or CDBG”.</p> <p>The RDA will do this ongoing timeline.</p>	<p>No change needed</p> <p>Policy Report revised 06/12/07</p> <p>Policy Report revised 06/12/07</p>
PFS-1.14, Capital Improvement Programs							
1	July 13, 2007	-	Staff	PFS-1.14 (Capital Improvement Programs)	<p>Per BoS 08/29/06, reference more closely Government Code §65401 which requires a coordinated program of public works to be prepared as part of GP implementation.</p> <p>65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or</p>		Policy Report revised 07/13/07

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					<p>school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.</p> <p>Therefore, PFS-1.14 will be revised as follows, “Pursuant to California Government Code §65401, annually, the County shall receive and review all proposed public works projects proposed by the County, its departments, boards, and commissions, and any school or special district in the County, and shall prepare a coordinated program of proposed public works for the ensuing fiscal year, for review by the Planning Commission as to conformity with the County General Plan. <i>[New Policy]</i>”</p>		
Goal PFS-2							
1	JAN 31	L	G. Schwaller	PFS-2	This important new goal needs to include wording about conservation, and needs to include policies that require new development to not only provide evidence of water availability but also evidence of water quality and of the measures that will be taken in the development to ensure water conservation and efficient use of water (e.g., in landscaping, water-efficient appliances, groundwater recharge, etc.).	See information box PFS-2. These issues were also addressed in Chapter 11, Water Resources.	No change needed

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PFS-2.1 (Water Supply)							
1	JAN 17	L	Del Strange	PFS-2.1 (Water Supply)	Line 3 should read: "...quantity and quality of water for all uses, including water for fire protection."	Agree. The policy will be modified as suggested.	Policy Report revised 06/12/07
PFS-2.2 (Adequate Water Availability)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-2.2 (Adequate Water Availability)	This policy should require evidence of water quality, not just water quantity. Evidence should include system improvements and financial mechanisms for ensuring ongoing maintenance of water quality systems.	This policy addresses system adequacy while WR-3.3 addresses supply. PFS-2.2 title will be changed to "Adequate Systems" and amended as follows, "...timing of growth be consistent with the availability of adequate production and delivery systems." Change end of policy to "...system capacity prior to approval." An information box referencing Policy WR-3.3, Adequate Water Availability, will also be added.	No change needed Policy Report revised 06/12/07
PFS-2.3 (Well Testing)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-2.3 (Well Testing)	This policy should include evidence that the site can produce potable water, which could include evidence of point-of-use filtration systems. Given the problems this County has with private well water quality, it is important to ensure that water quality concerns are taken care of before final approval of a	WR addresses water quality, see PFS-2.3 (2) The policy will be changed to "...new development that includes	Policy Report revised 06/12/07

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					project.	the use of water wells to be accompanied by evidence..."	
2	FEB 22	L	Susan Shaw, Tulare County HHSA	PFS-2.3 (Well Testing)	<i>In Response to Laurel Firestone's PFS-2.3 comments:</i> Since nitrate is ubiquitous, what would policy be if wells do not meet standards? Would this mean no development in that area? This policy decision would have quite an impact. Point of Use devices are only as good as their maintenance and most put them on and forget them. Nitrate levels can then be higher coming out of the devices than the well. This has been our experience with public water systems.	Comment noted.	No change needed
PFS-2.4 (Water Connections)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-2.4 (Water Connections)	This is an important and necessary policy to ensure water provider viability and financial sustainability. It also seems to be repeated in PFS-3.3.	One refers to water (PFS-2.4) and the other wastewater (PFS-3.3).	No change needed
2	FEB 14 – MAR 14	M	Staff	PFS-2.4 (Water Connections)	George Finney requested that the wording, "and pay the fees appropriate for connection..." be deleted, as this is normally a CSD or PUD responsibility.	Both PFS-2.4 and PFS-3.3 will be amended.	Policy Report revised 06/19/07
New Policy PFS-2.5 (New Systems or Individual Wells)							
1	July 13, 2007	-	Staff	PFS-2.5 (New Systems or Individual Wells)	Can we add a policy relating to denial of new wells where nitrates test too high (Susan Shaw). New Policy PFS-2.5, New Systems or Individual Wells, will be added as follows, "Where connection to a community water system is not feasible per PFS-2.4, service by individual wells or new community systems may be allowed if the water source meets standards for quality and quantity."		Policy Report revised 07/13/07

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PFS (pgs 13-5 to 13-10)							
1	JAN 31	L	G. Schwaller	PFS (pgs 13-5 to 13-10)	All good new goals and policies, which will benefit from reasonable developer impact fees.	Comment noted.	No change needed
PFS-3.1 (Private Sewage Disposal Standards)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-3.1 (Private Sewage Disposal Standards)	The County should include an implementation measure to revise and update the current ordinance governing private sewage disposal systems to ensure it is protective of groundwater, particularly when in proximity to private wells.	See PFS-3.1 (2)	No change needed
2	FEB 22	L	Susan Shaw, Tulare County HHSA	PFS-3.1 (Private Sewage Disposal Standards)	<i>In Response to Laurel Firestone's PFS-3.1 comments:</i> Policy decisions regarding subdivisions need to be re-evaluated. No large tracts on septic, community leach fields for 25-50+ and waste water treatment facilities for subdivisions over 150(?).	New Implementation 5A will be added as follows, "The County shall consider amendments to the Subdivision Ordinance to restrict the number of lots allowed with septic tank and leach line systems."	Policy Report revised 06/12/07
3	July 13, 2007	-	Staff	PFS-3.1 (Private Sewage Disposal Standards)	Should we add an Implementation Measure relating to review the lot size standards?	Implementation 5A will be amended by adding, "...and review and upgrade the standards required for such systems".	Policy Report revised 07/13/07
PFS-3.5 and PFS 3.6							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-3.5 & 3.6	These policies are important to ensure groundwater is protected but there is not implementation measure included in this draft. (Implementation Measure 5 could be an implementation measure for Policy 3.6 but is not referenced as such)	PFS-3.5 will be amended as follows to make it self implementing: change "ensure" to "require" in the first line; add "...through the	Policy Report revised 06/12/07

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						County code enforcement program.” to the end of the sentence. Policy PFS-3.6 will be implemented by Measure 5.	
PFS-3.7 (Financing)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-3.7 (Financing)	The County should prioritize pursuing grant funding for areas previously neglected by County policies (15 non-viable communities) and other severely disadvantaged hamlets.	See comment PFS-2.3 (2)	No change needed
PFS-13.4							
1	July 13, 2007	-	Staff	PFS-13.4	Per BoS 08/29/06, define what is context sensitive when it comes to storm drainage. Add a policy that clarifies how storm drainage within hamlet boundaries will be addressed.	Chapter 2, Planning Framework, Implementation Measure 5 addresses the preparation of hamlet planning guidelines, including defining what context sensitive infrastructure improvements in hamlets will be. Policy PFS-4.1, Stormwater Management Plans, as amended, includes hamlets.	No change needed
PFS-4.1 (Storm Water Management Plans)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-4.1 (Storm water Management Plans)	The County should include an implementation measure as to how those plans will be created fore existing communities and hamlets. There is no implementation measure in this draft and it is unclear what entity would take the lead in creating such a plan.	New Implementation Measure 5B will be added as follows, “The County shall consider financial tools to prepare and implement drainage plans such as drainage acreage fees pursuant to Government Code	Policy Report revised 06/12/07

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						<p>Section 66483, impact fees, Redevelopment Agency assistance and Community Development Block Grants, etc.”</p> <p>Also, Policy PFS-4.1 will be modified as follows, “The County shall consider the preparation and adoption of stormwater management plans for communities and hamlets to reduce...”. The words, “...and develop funding mechanisms,” will be added to the end of the sentence.</p>	
PFS-5.9 (Agricultural Waste Systems)							
1	FEB 14 – MAR 14	M	Staff	PFS-5.9 (Agricultural Waste Systems)	George Finney indicated that this policy is likely a boilerplate policy. Commissioner Elliot asked that a policy be amended to encourage the creation of energy from agricultural waste products.	Remove the word “Systems” from the title. After “wastes” add “for energy and other beneficial uses.”	Policy Report revised 06/19/07
Goal PFS-7							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	PFS-7	Policies are presented that address such issues as service standards and the provision of new fire stations. But the document does not appear to address the issue of development pushing into the wildland urban interface. Such development is necessarily exposed to an increased hazard from fires coming out of the surrounding wildlands. In addition, such development creates a new source of ignition for fires that can then spread off the property into those wildlands. As the recent Sawtooth Fire near Yucca Valley should remind us, development in the wildland urban interface greatly increases	We disagree that development is pushing into the wildland. Fire safety is a major feature of the FGMP. Please also see Chapter 10, Health and Safety, Policy HS-6, Urban and Wildland Fire Hazards.	No change needed

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					the risk to life and property. It also carries significant fiscal impacts to the government; 17 million in the case of the Sawtooth Fire.		
PFS-7.2 (Fire Standard Protection)							
1	July 13, 2007	-	Staff	PFS-7.2 (Fire Standard Protection)	Change UDB's to "all new development to be adequately served..." Implementation 9, replace PFS-7.1 with PFS-7.2. Add word "the" before "Tulare County". Remove CAO, and add RMA.		Policy Report revised 07/13/07
PFS-7.5 (Fire Staffing and Response Time Standards)							
1	FEB 14 – MAR 14	M	Commissioner Pitigliano	PFS-7.5 (Fires Staffing and Response Time Standards)	Commissioner Pitigliano requested that County Counsel verify whether this is appropriate.	The Fire Chiefs have verified that they are satisfied with this table. The table will be named Response Time Standards. Implementation 11 will be added for Policy PFS-7.5 as follows, "The County shall maintain a map identifying the urban, suburban, rural and remote areas set forth in Policy PFS-7.5."	Policy Report revised 06/19/07
2	July 13, 2007	-	Staff	PFS-7.5 (Fires Staffing and Response Time Standards)	Add an Implementation Measure that addresses mechanisms to pay for fire fighting, including County impact fees, CSA's, collaborative partnerships to meet LOS standards. A list of policies will be added to Implementation 3, including Policy PFS-4.2, PFS-7.5, PFS-7.9, PFS-8.4, PFS-8.5, ERM-5.6.		Policy Report revised 07/13/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
PFS-7.6 (Provisions of State Facilities and Equipment-Valley Region)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-7.6 (Provision of State Facilities and Equipment)	There is no implementation measure for this policy. The County should require that all areas within communities and hamlets have a maximum of 14 minute response time.	The chart that accompanies Policy PFS-7.5, Fire Staffing and Response Time Standards, indicates that the County will strive to achieve a rural standard of 14 minutes.	No change needed
2	July 13, 2007	-	Staff	PFS-7.6 (Provision of State Facilities and Equipment)	Per BoS, change the title to delete “Valley Region” as policy is applicable Countywide. Change word “in” to “throughout” to reflect the geographic scope. Delete PFS-7.7 which is no longer necessary as the policies are combined.		
PFS-7.9 (Law Enforcement Staffing Ratios)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-7.9 (Law Enforcement Staffing Ratios)	Once again, there is no implementation measure for this policy. The County should require that there be at least 2 officers per community and hamlet, regardless of population, and that response times in communities and hamlets be no more than 14 minutes.	This policy is self implementing. A request for 2 officers per hamlet is unrealistic and unattainable. See PFS 7.10 for response times that the County will strive to achieve.	No change needed
2	July 13, 2007	-	Staff	PFS-7.9 (Law Enforcement Staffing Ratios)	Add words “strive to achieve and” after “shall”. Source the policy i.e., “as determined by County Sheriff”.		Policy Report revised 07/13/07 Additionally, staff will double check the accuracy of this data with the Sheriff.
PFS-7.10 (Sheriff Response Time)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	July 13, 2007	-	Staff	PFS-7.10 (Sheriff Response Time)	Per BoS 08/29/06, check with the Sheriff's Department to ensure that these ratios are cited correctly.		Staff have yet to double check the accuracy of this data with the Sheriff.
PFS-7.13 (Design Features for Crime Prevention and Reduction)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS-7.13 (Design Features for Crime Prevention and Reduction)	There is no implementation measure for this policy in the draft. At the very least the County should have a policy of providing streetlights in unincorporated communities and hamlets.	See Chapter 5, Land Use, Implementation Measure 10. Also a new Implementation Measure 10 will be added in Public Facilities and Services, as follows, "For streetlights beyond those provided by the County for traffic safety, the County shall provide a mechanism to form lighting and landscaping assessment districts if communities, hamlets or developers are willing to participate."	Policy Report revised 06/12/07
PFS-8.4 (Library Facilities and Services) & PFS-8.5 (Government Offices in the Community Centers)							
1	July 13, 2007	-	Staff	PFS-8.4 (Library Facilities and Services) & PFS-8.5 (Government Offices in the Community Centers)	Per BoS 08/29/06, revise the policy to address impact fee programs already under way. County Counsel suggested that a separate policy or implementation measure on impact fees for governmental services might be appropriate. Instead, these policies will be added to the list for Implementation 3.		Policy Report revised 07/13/07
PFS-9.4 (Propane Storage and Distribution)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	FEB 14 – MAR 14	M	Commissioner Pitigliano	PFS-9.4 (Propane Storage and Distribution)	Commissioner Pitigliano asked why this policy was necessary as these issues are regulated under Federal and State laws. She suggested that if it is retained, it be moved into the Safety Element.	This policy will be removed altogether.	Policy Report revised 06/19/07
PFS (Implementation Measures)							
1	JAN 16	L	Laurel Firestone, Community Water Center	PFS (Implementation Measure 2)	<p>The affordability aspect is missing. This implementation measure should also ensure that rates remain affordable, namely less than 1% of median household income for the community served. The County could consider developing low-income protection plans, such as those available through private providers such as CalWater. Such a program would help protect the County from defaults on water and sewer payments, and enable all residents to access these basic services.</p> <p>Additionally, the County should look at ways it can help reduce costs of these services before raising rates, such as employing one certified operator, in-house, to service all systems.</p>	<p>This was addressed earlier. See comment PFS-1.5 (1)</p> <p>This would have serious legal implications under Proposition 218.</p> <p>The County already does this.</p>	No change needed
PFS (General Comments)							
1	DEC 7	L	George Nord, Traver PAC	PFS (General Comments)	It is important that impact fees be put in place to take care of the initial necessary infrastructure, including, but not limited to, parks and roads. Beyond the initial investment there needs to be a plan to maintain the improvements. Parks, storm water drainage and street cleaning and maintenance are just some of the issues that can be taken care of through assessment districts.	Agreed. Development impact fees are being looked at by the County and assessment districts are a possibility.	No change needed
2	NOV 18	L	Scott Cochran, TCAG	PFS (General Comments)	The County should be pro-active and develop large retention ponds which would double as passive or active parks and meet	See Policy PFS-4.5, Stormwater Retention Facilities.	No change needed

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					the intent of many of the policies outlined in the chapter.		
3	JAN 16	L	Laurel Firestone, Community Water Center	PFS (General Comments)	<p>Overall the Public Facilities and Services Element’s goals, “to establish and maintain acceptable levels of service, minimize costs, and provide criteria for determining the location, capacity, and timing of existing and future public facilities and services,” are good.</p> <p>The policies in this Element, once again lack implementation measures as a general rule.</p>	Comment noted.	No change needed
V (pg 1-1)							
1	JAN 31	L	G. Schwaller	V (pg 1-1)	<p>Can we not incorporate in the RVLP the purpose of protecting and maintaining not only the agricultural viability of rural valley areas, but also habitat viability, open space viability, rural heritage viability, and scenic, historic, and archeological viability? Agricultural viability is certainly very important, but it is not all that should be considered in conserving some of this land. Some spots that fall into the “gray” area (page 1-6) could benefit from points scored in some of these other suggested categories.</p>	<p>The idea was to incorporate the RVLP into the General Plan update and re-title it as such. This has been done in the revised edition. Please see the other polices in the general plan for policies that relate to issues raised in your letter. All other applicable policies have equal status.</p> <p>References to the Kings River Plan will be removed,</p> <p>The title of Chapter will be changed from Valley Area to Rural Valley Lands Plan, and all references to “Valley Area” changed throughout.</p> <p>The text will be changed to re-incorporate the RVLP into the text.</p> <p>The introduction paragraph from the existing RVLP will replace the 4th paragraph.</p>	<p>No change needed</p> <p>Policy Report revised for all changes 06/13/07</p>

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						<p>The top paragraph on pg. 1-5 will be deleted.</p> <p>V-1 Goal will be changed to “To sustain the viability of Tulare County’s agriculture by restraining division and use of land which is harmful to continued agricultural use of non-replaceable resources.”</p> <p>V-1.4 – “5 acres” will be changed to “10 acres”.</p> <p>A new Policy PF-2.8, Urban Improvement Areas will be added as follows, “All Urban Improvement Areas established in the 1974 Urban Boundaries Elements for communities and neighboring cities are hereby converted to Urban Development Boundaries.”</p> <p>A new Policy PF-4.15, Urban Improvement Areas for Cities will be added as follows, “All Urban Improvement Areas established in the 1974 Urban Boundaries Elements for communities and neighboring cities are hereby converted to Urban Development Boundaries.”</p> <p>Policies will be change to RVLIP- instead of V-.</p>	
V-1.3 (Industrial Development)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	FEB 14 – MAR 14	M	Commissioner Kirkpatrick	V-1.3 (Industrial Development)	Commissioner Kirkpatrick asked that Policy V-1.3 be changed to specify that it also applies within HDB's and Regional Growth Corridors.	This will be amended to add "HDB's and Regional Growth Corridors" after "UDB's".	Policy Report revised 06/19/07
2	FEB 14 – MAR 14	M	Planning Commission	V-1.3 (Industrial Development)	Add a cross reference to Policy LU-2.6, Agricultural Support Facilities.	Instead, Policy V-1.3 will be moved to Chapter 5, Land Use as Policy LU-2.6A. Add Policy LU-2.7 to the new Implementation for LU-2.6. Therefore, policies will be renumbered.	Policy Report revised 06/19/07
V-1.3 (Tulare County Agricultural Zones)							
1	FEB 14 – MAR 14	M	Commissioner Pitigliano	V-1.3 (Tulare County Agricultural Zones)	Commissioner Pitigliano pointed out that 5 acre agricultural parcels could lose their Williamson Act status under Policy AG-1.5, Substandard Williamson Act Parcels.	See Policy V-1.4. Such a change is consistent with the Williamson Act.	No change needed
2	July 14, 2007	-	Staff	V-1.3 (Tulare County Agricultural Zones)	Add regional growth corridors to the applicable zones, and delete the references to UIA's and "where no UDB or HDB has been adopted".		Policy Report revised 07/14/07
V-1.6 (Kings River Plan)							
1	JAN 31	L	G. Schwaller	V-1.6 (Kings River Plan)	In working on this plan, everything possible should be done to conserve and protect the riparian habitat in the Kings River Plan area. This is a rare and invaluable resource to our County and its residents.	The Kings River Plan is a Sub-Area Plan and is not part of the update. Like community plans and other sub-area plans, it will remain in effect. Policy V-1.6 will be deleted and all references to the Kings River Plan will be removed, including the last paragraph in the introduction.	Policy Report revised 06/14/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
New Policy V-1.5 (Non-Conforming Uses)							
1	July 14, 2007	-	Staff	V-1.5 (Non-Conforming Uses)	On 08/28/06, Supervisor Worthley asked that the old 1974 non-conforming use policy be expanded to allow county initiated re-zoning as part of the implementation phase. Another option is to consider flexibility for reuse short of actual rezoning or special use permits.	The non-conforming use policy will be moved to RVLP. In RVLP, to implement Policy RVLP-1.5, Implementation 2 will be added as follows, “The County shall maintain zoning to conform with RVLP and shall consider initiating rezoning actions where necessary to correct inadvertent application of exclusive agricultural zoning to areas that qualify for non-agricultural zoning under the exception procedure (16 points or less). [<i>New Implementation Measure</i>]	Policy Report Revised 07/22/07
V (Implementation Measures)							
1	July 14, 2007	-	Staff	V(Implementation 1)	This will be changed to, “ The County shall continue to work with the Agricultural Advisory Committee or successor in interest ensure maintenance of the RVLP ...” AAC will be added as a responsible party to the implementation.		Policy Report revised 07/14/07
2	July 14, 2007	-	Staff	V(Implementation 2)	A new Implementation 2 will be added as follows, “The County shall maintain zoning to conform with RVLP and shall consider initiating rezoning actions where necessary to correct inadvertent application of exclusive agricultural zoning to areas that qualify for non-agricultural zoning under the exception procedure (16 points or less). [<i>New Implementation Measure</i>]”		Policy Report revised 07/14/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
V (General Comments)							
1	FEB 14 – MAR 14	M	Commissioner Kirkpatrick	V (General Comments)	Commissioner Kirkpatrick indicated that she would like to retain the RVLVP for hamlets and prevent development without infrastructure. For example, Lindcove has a huge amount of land and there is not a water or sewer system. Hamlet boundaries should be re-examined and some of them could shrink. Don't let hamlets grow outside the boundaries, including rural residential uses.	Retaining the RVLVP is contradictory to the intent of establishing a hamlet. The boundaries of the original townsite map for Lindcove will be re-examined and consideration given to amending them. Other maps that may need to be changed include Monson and Delft Colony.	Staff will review the Plat books to determine if Lindcove, Monson and Delft Colony are hamlets.
C (General Comments)							
1	July 14, 2007	-	Staff	C (General Comments)	In the goal, remove "...rural portions of..."		Policy Report revised 07/14/07
2	FEB 19	L	Staff	C (General Comments)	Beginning of the page says that the policies apply to outside UABs, HDBs, and UDBs but this policy indicates that it is within UDBs, UABs, and HDBs.	<p>Agree. The words, "unincorporated lands outside UABs, UDBs, and HDBs within..." will be removed.</p> <p>Delete the first paragraph before Goal C-1 as it is repetitious.</p> <p>C-1.1 – Change Urban Corridors to "Urban Corridors, along major transportation routes within urban boundaries, such as Mooney Blvd.</p> <p>In Policy C-1.1, change wording to "Scenic Highway Corridors along eligible State routes, such as..."</p>	<p>Policy Report revised 06/14/07</p> <p>All Policy Report revisions made 06/14/07</p>

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
						<p>From Policy C-1, remove “Agricultural Enterprise Zone”</p> <p>In Policy C-1.2, remove HDBs.</p> <p>In Policy C-1.3, change the title to “Scenic Corridor Protection Plans” and the text as well.</p> <p>In Policy C-1.5, remove the word “zone” from this title and policy and remove the word “and adoption” from the policy.</p> <p>Remove Figure 2.1 and reference to it in the first paragraph.</p>	
3	July 14, 2007	-	Staff	C (General Comments)	Change the title to Corridors, not Corridor Areas.		Policy Report revised 07/14/07
4	MAY 7	L	Visalia City Council	C (General Comments)	The Draft Plan should discourage development along major transportation corridors in Tulare County except where currently designated for such uses.	This it implies that the County should not offer opportunities to improve the quality of life.	No change needed
C-1.3 (Scenic Corridor Plans)							
1	July 14, 2007	-	Staff	C-1.3 (Scenic Corridor Plans)	Change to Scenic Corridor Protection Plans to indicate actual plan type.		Policy Report revised 07/14/07
C-1.4 (Regional Growth Corridor Plans)							
1	FEB 14 –	M	Staff	C-1.4 (Regional Growth Corridor)	Modify Policy C-1.4, Regional Growth Corridor Plans, as follows:		Policy Report

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	MAR 14			Plans)	The County shall support the development and adoption of Regional Growth Corridor Plans to maximize the economic development potential of areas located along major transportation routes for uses such as: intensive agricultural related industrial employers, major industrial employers, regional retail, office parks and highway commercial. <i>[New Policy]</i>		revised 06/19/07
2	FEB 14 – MAR 14	M	Staff	C-1.4 (Regional Growth Corridor Plans)	<p>New Implementation Measure 2 for Policy C-1.4:</p> <p>When preparing Regional Growth Corridor Plans, the following shall be considered and addressed:</p> <ul style="list-style-type: none"> ▪ Corridors may be identified as part of existing Community Plans or be qualified exceptions to the RVLIP (BoS 08/08/06); ▪ Corridors shall be located at or near highway interchanges that meet specified criteria (see Policy C-1.6). These criteria could be met with new investment; ▪ A Special Use Permit would be required; ▪ Address what to do if infrastructure is lacking in a corridor area; ▪ Prohibit new frontage roads, like the Golden State Highway in Fresno, within half a mile of freeways, as they create sprawl; <ul style="list-style-type: none"> ○ Establish separation criteria for appropriate spacing of gas stations and other uses at commercial interchanges; ○ Provide a Master Circulation Plan demonstrating arterial road access, a cohesive and integrated access road network and the potential for future transit service; ▪ Ensure reasonable proximity to police and fire protection; ▪ Corridors will run perpendicular, not parallel to the adjacent highway; ▪ Maintain nodal concentrations as part of existing communities and include open space and agriculture community separators (BoS 08/08/06); ▪ Build on Valley-wide efforts by Caltrans and the Great Valley Center; 		Policy Report revised 06/19/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					<ul style="list-style-type: none"> ■ Implement Best Management Practices for highway oriented development; ■ Ensure quality development; ■ Ensure that business frontages are showing; not backyard storage areas; and ■ Develop outdoor storage and landscaping requirements. 		
3	Nov. 13, 2007	-	Agricultural Advisory Committee	C-1.4 (Regional Growth Corridor Plans)	Corridor Policies need to address agricultural buffers in these plans. There is a lot of concern from the AAC about the potential for agricultural encroachment from the corridor plans. Also, there is concern that the regional growth corridor concept may be mutually exclusive to the scenic corridor concept.	See new Implementation Measure 2, which addresses the contents of a Regional Growth Corridor Plan.	No change needed
F (Foothill Area, pg. 3-1)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	F (Foothill Area, pg 3-1)	Change “won community” to “one community”.	Should be “own community”.	Note that Policy Report revised 06/14/07
2	July 22, 2007	-	Staff	F (Foothill Area, pg 3-1)	The FGMP has been put back in, in full. The chapter has been re-titled Foothill Growth Management Plan.		Policy Report revised
Goal F-1							
1	JAN 31	L	G. Schwaller	F (Goal F-1)	We are highly in favor of maintaining the natural beauty of the foothills region. This cannot be done without strictly limiting and regulating development. We are very concerned about the spread of “ranchettes,” loss of habitat and open space, destruction of viewsheds, traffic, noise and light pollution, loss of rural heritage and character, air quality, and water supply. The policies supporting this	Agree. Comment noted. See revised policies throughout the Goals and Policies Report.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					new goal need to be substantially strengthened, or they will provide no protection at all for our irreplaceable foothill resources.		
F-1.1 (Foothill Area)							
1	JAN 31	L	G. Schwaller	F-1.1 (Foothill Area)	We sincerely hope that the comma should NOT be in this sentence, as we believe very strongly that the County should NOT direct future growth to occur outside of identified communities. Future growth should be directed to occur within the existing development boundaries in cities, communities, and hamlets that already have services and infrastructure to support development.	This policy will be deleted.	Policy Report revised 06/14/07
F-1.2 (Rural Agricultural Land Densities)							
1	MAR 21	L	Juliet Allen, USDA	F-1.2 (Rural Agricultural Land Densities)	<p>Second, except for Success Valley, the FGMP sets no residential densities either inside or outside the development corridors, but the update does. Inside the corridors, the FGMP determines densities by "...how well the proposed project meets the goals and policies of the FGMP" (p. 38). In contrast the new FMU designation shows a maximum density of 15 units per acre (Part I, p.5-10). Outside the corridors, the FGMP does not deal with residential densities, but the update at Part II, Chapter 3, F-1, specifies for Rural Agricultural Land Densities (p. 3-5) as follows: "The County shall require 40- acre minimum parcel sizes if average slopes are 30% or greater, especially in areas identified as being within a high wildland fire severity area..." Nevertheless, F-1 is identified as "existing policy, modified".</p> <p>We believe that these changes turn on its head the FGMP's concept of determining residential density inside the corridors on the basis of water and soil capability, and of preserving agricultural lands outside of development corridors. Without debating the merit of either approach, the point is that there have in fact been important changes even as the update has</p>	The FGMP has been added back into the Goals and Policies Report, reflective of staff's desire all along.	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
					been publicly represented to be the same as the FGMP. In our view, the important substantive point is the potentially large effect on the expansion and configuration of foothill development generally, the requirement for public infrastructure and fire protection, and therefore also resulting in the unplanned, unmanaged expansion of the urban interface with public wildlands.		
F-1.3 (Identity of Foothill Places)							
1	JAN 31	L	G. Schwaller	F-1.3 (Identity of Foothill Places)	Typo in first word of title; it should be <i>Identity</i> ."	Agree. This change will be made.	Policy Report revised 06/14/07
2	JAN 11	L	Craig Axtell, United States Department of the Interior	F-1.3 (Identity of Foothill Places)	Change the title from "identify of foothill places" to "identity of foothill places".	Agree. See F-1.3 (1)	No change needed
F-1.4 (Grading)							
1	JAN 31	L	G. Schwaller	F-1.4 (Grading)	The County should not minimize but <u>prohibit</u> intrusion onto natural watercourses, canyons and prominent landmarks and important habitat. Conserve the habitat to prevent species from becoming rare and endangered. Keep all development out of natural watercourses. Given our horrendous overdrafting, we need to do our utmost to protect all waterways, whether seasonal or perennial. Keep development away from landmarks; let's retain some character and not just be the next Fresno.	Disagree. We need to retain plan flexibility. See the California Fish and Game Code Sections 1600 to 1616 relating to watercourses.	No change needed
F-1.7 (Preserving Vital Resources)							

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
1	JAN 31	L	G. Schwaller	F-1.7 (Preserving Vital Resources)	Don't just encourage"; REQUIRE! Before it's too late!	Disagree. Need flexibility.	No change needed
F-1.8 (Commercial Neighborhood Centers)							
1	MAR 21	L	Juliet Allen, USDA	F-1.8 (Commercial Neighborhood Centers)	A plain language read shows it is virtually impossible to figure out how and where commercial uses are to be located in the foothills. The FMU land use category allows for a mix of residential, commercial, retail and agricultural uses throughout a development corridor as mapped. But F-1.8 allows neighborhood commercial service only in designated areas of a development corridor, however no designations are made. Implementation Item #1 presupposes a land use and circulation plan that precludes retail outside of Three Rivers, Springville, and Lemon Cove, which are of course inside mapped development corridors, but nowhere is the land use and circulation plan actually done or required to be done. Then F-2.1 "...encourages new commercial development to first consider" locating in those three communities, but does not require it. What is the policy regarding location of commercial development in the foothills and where do we find it?	Implementation 1 will be modified to indicate that commercial retail designations are "limited" but not precluded. The idea of Level 3 planning in the FGMP is to produce a map that designates locations for commercial development.	Policy Report revised 07/14/07
F-1.9 (Commercial Recreation)							
1	JAN 31	L	G. Schwaller	F-1.9 (Commercial Recreation)	Please include lighting requirements here, to preserve "dark skies."	See Chapter 7, Scenic Landscapes, Policy SL-1.2, Working Landscapes.	No change needed
F-1.11 (Light Industrial Uses)							
1	JAN	L	G. Schwaller	F-1.11 (Light Industrial Uses)	Criteria should also include considerations of noise and light pollution, and odor.	Disagree. Only the priority considerations are listed although	No change needed

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
	31					other considerations will be picked up in the use permit process.	
2	July 18, 2007	-	Staff	F-1.11 (Light Industrial Uses)	Per BoS 10/30/06, staff are to look into whether there might be some flexibility or exceptions for some light industrial uses that would not require a Special Use Permit.	Encouraging industrial development to locate inside the communities is a major foundation of the plan. Industrial uses typically require mitigation. This could be addressed in the Zoning Ordinance update, rather than changing the policy which could have broad ramifications.	No change needed
F-1.13 (Hillside Development)							
1	JAN 31	L	G. Schwaller	F-1.13 (Hillside Development)	This is a very important policy. Why is it not enforced? (Take a look at Crystal Hill and Blossom Peak in Three Rivers.)	Those areas are within the Three Rivers Community Plan. Therefore, the FGMP does not apply.	No change needed
F-4.1 (Innovative Residential Design)							
1	JAN 31	L	G. Schwaller	F-4.1 (Innovative Residential Design)	“Encourage” isn’t strong enough. This should be required.	Disagree. There is a need for flexibility.	No change needed
F-4.2 (Excavation Operations)							
1	JAN 31	L	G. Schwaller	F-4.2 (Excavation Operations)	Why do the criteria refer only to short-term impacts?? Please include long-term impacts s well.	Agree. The term “short-term” will be removed.	Policy Report revised 06/14/07

C#	Date	T	Source	Location	Overview of Changes Requested/Made	Staff Recommendation	Status
Goal F-5							
1	JAN 31	L	G. Schwaller	F (Goal F-5)	This section should also emphasize protection and conservation of trees ; we need every tree we can get in this County, for shade, for cleaning and cooling the air, for beauty, for habitat, and for character.	See Chapter 8, Environmental Resources Management, Section 8.1, Biological Resources.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	F (Goal F-5)	Policy does not address which lands will be designated Resource Conservation. The mountain area policies describe in some detail which lands will be designated Resource Conservation. A similar policy should be included in the foothill area policies addressing which lands in that area will be designated Resource Conservation.	Resource Conservation is not a land use designation appropriate for the FGMP since it is primarily intended for public lands in the mountain areas. See Chapter 5, Land Use, for the land use designations.	No change needed
F-5.1 (Identification of Environmentally Sensitive Areas)							
1	JAN 31	L	G. Schwaller	F-5.1 (Identification of Environmentally Sensitive Areas)	This policy should include important native vegetation and wetlands (e.g., oak woodland, oak savannahs, “hog wallows,” vernal pools, etc.).	See Chapter 8, Environmental Resources Management, for policies which would be applicable.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	F-5.1 (Identification of Environmentally Sensitive Areas)	The term “special wildlife habitat” is undefined and subject to interpretation. We recommend replacing it with the more precise term “habitat for rare and endangered plant or animal species and species of special concern”.	See F-5.1 (1) . The wording will be changed to “habitat of special status species”. See Key Terms Chapter 8, ERM.	Policy Report revised 06/14/07
F-5.2 (Private Recreational Uses)							
1	JAN 31	L	G. Schwaller	F-5.2 (Private Recreational uses)	What does this mean?? What are private recreational areas? How would the County encourage them? Examples? What about providing public recreational areas, in County and regional parks?	This is a typo. The word “area” will be changed to “uses”. See Chapter 8, Section ERM-5, Recreation and Open Space Resources.	Policy Report revised 06/14/07

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F-5.3 (Common Open Space Areas)							
1	JAN 31	L	G. Schwaller	F-5.3 (Common Open Space Areas)	Why not mandate easements for public walking/biking trails that could link these developed areas to other areas by means not requiring motorized vehicles and promoting healthful recreation (on days when the air isn't too dangerously polluted to allow outdoor activity)?	Disagree. Flexibility needed.	No change needed
F-7.2 (Identification of Scenic Highways)							
1	JAN 31	L	G. Schwaller	F-7.2 (Identification of Scenic Highways)	Where are the county roads that have received county "scenic road" designation under this policy? Surely, Yokohl Road and Dry Creek Road should have been so identified, along with many others. This sounds like a very good program, but it certainly doesn't seem to be publicized, if it has been implemented.	They are included. See Figure 7-2.1 in the Chapter 7, Scenic Landscapes.	No change needed
F-7.5 (Cluster Development)							
1	JAN 31	L	G. Schwaller	F-7.5 (Cluster Development)	Apparently "encouraging" cluster development has not produced the desired effect. This policy must be substantially strengthened or endless rural sprawl will continue to be the rule.	A new Implementation Measure in Chapter 5, Land Use, Implementation Measure 1B will provide incentives to encourage cluster development.	No change needed
Goal F-9							
1	JAN 31	L	G. Schwaller	F (Goal F-9)	Yet another important goal for which the supporting policies are far too weak to achieve the desired result. Please put teeth into these policies. Be firm, clear, and consistent. We can't get the scenery, the watersheds, the	Disagree. Such destruction is not rampant throughout the county. These assets are treasured and nurtured.	No change needed

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					woodlands, the habitat, the recreational areas, the functioning natural systems, the rare peace and quiet, the sense of space and the seasons, the connection with our heritage and history back once they're gone. These are vital resources, County treasures, more precious every day as they are destroyed elsewhere. These resources cost us nothing, yet they sustain us, and they are wonderful, self-sustaining assets for attracting tourism and for providing quality of life to our residents (both human and non-human).		
F-9.1 (Development in Riparian Areas)							
1	JAN 31	L	G. Schwaller	F-9.1 (Development in Riparian Areas)	This policy is far too weak. Minimum setbacks must be established and strictly enforced for any and all development in watercourse areas.	See Chapter 8, Environmental Resources Management, Policy ERM-1.4, Protect Riparian Areas.	No change needed
2	MAR 21	L	Juliet Allen, USDA	F-9.1 (Development in Riparian Areas)	Riparian management: At F-9.1 "The County shall discourage the location of development...in close proximity to watercourse areas (riparian woodlands)", and at F-9.13 "The County shall prevent encroachment of development onto riparian woodland habitats". Is the County discouraging or prohibiting development of foothill riparian areas?	F-9.1 and F-9.13 will be combined into one policy, F-9.1, Riparian Area Development as follows, "The County shallimprovements that are in close proximity to watercourse areas and riparian habitat, and prevent actual encroachment into those habitats."	Policy Report revised 07/14/07
F-9.2 (Development Drainage Patterns)							
1	JAN 31	L	G. Schwaller	F-9.2 (Development Drainage Patters)	Typo in the last word of the heading ("Patter rs ").	Agree. This change will be made.	Policy Report revised 06/15/07

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F-9.13 (Development near Woodland Habitats)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	F-9.13 (Development near Woodland Habitats)	We believe that the intent of this policy is only to prevent encroachment of development onto <i>riparian</i> woodland habitats, not onto all woodland habitats. If that is the case, then we recommend changing the title to “Development near Riparian Woodland Habitats”	See response to comment AP(F-9.1) (2)	No change needed
F-9.14 (Use of Native Land)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	F-9.14 (Use of Native Land)	We believe that the intent was “Use of Native Landscaping Plant Materials”.	Agree. This will be changed to “Use of Native Landscaping.	Policy Report revised 06/14/07
F-1.15 (Identification of Wildlife)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	F-9.15 (Identification of Wildlife)	Policy seems to address the protection of both plant and wildlife habitat. Assuming that is the case, replace “Where rare and endangered species and wildlife of special concern have been identified...” with “Where rare and endangered plant or animal species and species of special concern have been identified...”	The wording will be changed to, “Where special status species have been identified,...”	Policy Report revised 06/14/07
F-9.19 (Riparian Area Preservation)							
1	MAR 21	L	Juliet Allen, USDA	F-9.19 (Riparian Area Preservation)	F-9.19 promises that sensitive and riparian areas within development corridors are designated as open space on the land use diagram, but in fact are not mapped on that diagram.	The original version has been restored. The title will be changed to “Preservation of Unique Features”	Policy Report revised 07/09/07

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Goal F-10							
1	MAR 21	L	Juliet Allen, USDA	F (Goal F-10)	F-10 and F-11 are identical. What should they be?	F-11 will be replaced with the original language from FGMP .	No change needed
F (Implementation 3)							
1	JAN 31	L	G. Schwaller	F (Implementation Measure 3)	Please move the timeframe for this Ordinance up to 2007. We need those standards as soon as possible. It will be too late to start this in 2010-2015.	This is an old policy that is now serving as an Implementation Measure and the standards have already been adopted. This Implementation Measure will be deleted.	Policy Report revised 07/14/07
F (Implementation 9)							
1	JAN 31	L	G. Schwaller	F (Implementation Measure 9)	Please don't wait until 2010-2015 to reduce residential densities in this special area. Ten acre minimums (or 20) would be better than five. By 2010, this area will probably be covered with development.	This has already been done. It is 5 acre minimum. This Implementation Measure will be deleted.	Policy Report revised 07/14/07
F (Implementation 13)							
1	MAR 21	L	Juliet Allen, USDA	F (Implementation Measure 13)	Implementation Measure 13 directs the Site Plan Review Committee (SPRC) to "...assure the visual impact to the foothills is minimal...". Measure 20 directs the SPRC to deal with development adjacent to a scenic highway; Measure 25, with slopes. Under the FGMP the SPRC had much broader review responsibilities. Why is the SPRC now limited to visual quality and slopes? And why is the tracking of "Implementation	To the extent possible, we are trying to retain the existing policies. Please see FGMP as revised. As a practical matter, the implementation for the FGMP is written into the Foothill Zone, which does require Site Plan Review for some things, but not	No change needed

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					Measures” under “Implements What Policy” often contradictory or incomplete? Surely a thorough proof-reading would correct this.	everything. Comment noted.	
F (Implementation 17)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	F (Implementation Measure 17)	Implementation 17 appears to contain part of an orphan sentence.	This Implementation should read, “The County shall work with landowners and developers to promote coordinated master plans for multiple properties.”	Policy Report revised 07/14/07
F (Implementation 22)							
1	JAN 31	L	G. Schwaller	F (Implementation Measure 22)	“If a project is within a sensitive area, . . . investigation . . . <i>must</i> be undertaken.” This is a one-time chance to make what could be vitally important discoveries before an area is developed; the archeological work must be mandatory, or it will rarely if ever be done.	This is an old policy. CEQA and SB 18 now require the thorough investigation of the potential for such special, places, features, or objects to be found as well as mitigation of such discoveries.	No change needed
F (General Comments)							
1	MAR 21	L	Juliet Allen, USDA	F (General Comments)	In summary, we believe the Foothill Area Plan presented in Part II Chapter 3 of the Draft Goals and Policies Report is substantially different from the existing FGMP although it has been advertised as being the same----not almost the same, but the very same. As written, the adverse effects of this new plan on the foothills generally---- on existing communities, on the viability of foothill agriculture, and on adjacent public wildlands--- are potentially widespread and severe.	Agree. It has been restored with minimal changes to reflect measures already implemented.	No changes needed

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					In addition, plan direction is often confusing, incomplete and/or internally contradictory. We therefore recommend that you either rewrite Part II, Chapter 3 to correspond to the existing FGMP or re-open the public process for full consideration of the new policies. In either case, we recommend that you consider reconvening the TAC to work on these and other problems in the Draft Goals and Policies Report.	Agree. See above comment. The TAC has completed its duties. Thank you for your participation and for providing comments on the Draft Report.	
2	MAR 21	L 1	Juliet Allen, USDA	F (General Comments)	For 20 years the current Foothill Growth Management Plan (FGMP) has focused foothill growth in the approximately 50,000 acres of development corridors, as defined in that plan, and has kept the lion’s share of the 675,640 acre foothill area in extensive agricultural use. These open rangelands constitute a major segment of the County’s agricultural land base. They have also provided open space and continuity of ecosystems across our administrative boundaries onto the Valley floor, while providing a buffer for public wildlands. Do obsolete sections of the FGMP need updating? Of course. However, in the main, these enlightened foothill growth management policies have minimized the rapid increase in urban interface between development and wildlands happening elsewhere in the country. We were therefore happy to hear in a number of both public meetings and TAC meetings that for the time being the FGMP was being carried forward unchanged into the updated general plan. However, as we reviewed Part II Chapter 3 of the Draft Goals and Policies Report, we saw from a plain language reading of the text that this is not the case. In fact, as we show below, we believe the plan update turns many of the FGMP policies upside down. In addition, many provisions of the update are ambiguous, misplaced and/or internally contradictory.	It was staff intent all along to carry the FGMP forward unchanged, except for deletion of the obsolete sections.	No change needed
3	MAR 21	L	Juliet Allen, USDA	F (General Comments)	First, whereas the FGMP sets criteria for defining development corridors, and by extension the non-corridor areas, the update does not define development corridors at all. They are mapped as “foothill mixed use” (FMU), but the criteria by which they were originally identified are missing. We are concerned that without these criteria, it will be relatively easy to justify	The introduction has been added back in from the FGMP.	No change needed

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					<p>expansion of existing corridors and/or create brand new ones.</p> <p>We believe that these changes turn on its head the FGMP's concept of determining residential density inside the corridors on the basis of water and soil capability, and of preserving agricultural lands outside of development corridors. Without debating the merit of either approach, the point is that there have in fact been important changes even as the update has been publicly represented to be the same as the FGMP. In our view, the important substantive point is the potentially large effect on the expansion and configuration of foothill development generally, the requirement for public infrastructure and fire protection, and therefore also resulting in the unplanned, unmanaged expansion of the urban interface with public wildlands.</p>		
4	MAR 21	L	Juliet Allen, USDA	F (General Comments)	<p>Fourth, we note that certain idiosyncrasies of the text make it extremely difficult to understand the new foothill policies. Essential definitions crop up in widely separated parts of the text. For example, the definitions of FA and FMU designations are found at pages 5-7 and 5-11 respectively of Part I and are not even cross-referenced to Part II Chapter 3 where one would expect them to appear. The reader is left to happen upon them--or to miss them entirely, thereby missing the basic descriptions of land use in the foothills. In addition, on nearly every page of Part II, Chapter 3, there are significant inconsistencies and ambiguities.</p>	An information box will be added referencing the land use designations in Chapter 5.	Policy Report revised 07/14/07
5	JAN 11	L	Craig Axtell, United States Department of the Interior	F (General Comments)	<p>The Foothill Growth Management Plan identifies development corridors. In the general plan, much of the open space land in the mountain area is designated Resource Conservation. Taken together, these plans limit the wildland urban interface. But the overall guiding principles for development in that interface should be specified in the general plan. Within the foothill and mountain development areas, the general plan should address implementing standards and guidelines for reducing the risk of wildland fire and for responding to those fires that will inevitably occur.</p>	See policies in Chapter 10, Health and Safety, Section HS-6, Urban and Wildland Fire Hazards, and accompanying Implementation Measures.	No change needed

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6	JAN 11	L	Craig Axtell, United States Department of the Interior	F (General Comments)	Much of the ERM deals with mineral and energy resources. In particular, these sections call out the need to prevent incompatible land uses which might threaten the potential to extract minerals from identified or potential mineral areas. Mountain area policy M-1.12 states that mineral exploration, mining, and commercial energy resource development may be allowed on those lands designated Resource Conservation in the Mountain Area. There should be an equivalent policy identifying where mineral exploration, mining, and commercial energy resource development may be allowed in the Foothill Area.	See Chapter 8, Environmental Resources Management polices relating to mining, as it applies to the entire county.	No change needed
7	DEC 18	L	Barbara and James Gibbs	F (General Comments)	We would like exceptions to be made that would allow houses to be built in the PDFM 217 zone at a greater density than currently allowed where agriculture is not profitable.	F-1.12 limits Success Valley to five acre parcels as a result of public input during development of the FGMP. If a case can be made that the character of area has changed so that a five acre parcel limitation is not needed, then a change can be made.	No change needed
8	JAN 15	L	James Gibbs	F (General Comments)	We would like exceptions to be made that would allow houses to be built in the PDFM 217 zone at a greater density than currently allowed where agriculture is not profitable. Please look at the density limit on the zoning in our area.	See AP (F) (7)	No change needed
9	DEC 18	L	Elizabeth Kenton	F (General Comments)	We would like exceptions to be made that would allow houses to be built in the PDFM 217 zone at a greater density than currently allowed where agriculture is not profitable.	See AP (F) (7)	No change needed
M-1.3 (Mountain Area Zoning)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.3 (Mountain Area Zoning)	Change tiles from “zoining” to “zoning”.	Agree. This will be done.	Policy Report revised 06/14/07

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M-1.5 (Mountain Service Areas)							
1	DEC 12	L	John Austin	M-1.5 (Mountain Service Areas)	Mountain Area Policy M-1.5 (page 4-5 of the New Area Plans) states that until such time as a Mountain Area subarea plan is adopted, the county shall maintain inholdings and remote properties outside of Mountain Service Centers as resource management uses. The term “resource management use” isn’t defined. Does Policy M-1.5 mean that those lands will be designated as Resource Conservation? Or does it mean "Resource Lands" as described on page 5-2 of Component B?	Resource Conservation would be the applicable designation.	No change needed
2	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.5 (Mountain Service Areas)	The term “resource management use” isn’t defined. We suspect that this is an obsolete term brought over from the draft Mountain Plan. To avoid confusion, we suggest replacing the term “maintain...as resource management uses” with “designate...as Resource Conservation”.	Agree. See M-1.5 (1)	No change needed
M-1.8 (Existing Mountain Service Centers)							
1	FEB 14 – MAR 14	M	Planning Commission	M-1.8 (Existing Mountain Service Centers)	The list of mountain service centers needs to be refined.	Mineral King, Silver City, Blue Ridge, Ponderosa, Camp Nelson, Balch Park, Coffee Camp, Pine Flat, Wishon and Wilsonia will be added to the list. The spelling of Panorama will be corrected.	Policy Report revised 06/19/07
M-1.9 (Agricultural Preserves)							
1	FEB 14 – MAR	M	Staff	M-1.9 (Agricultural Preserves)	George Finney suggested some language changes. The following will be fixed, “...contracts as Resource Conservation”. The last sentence will be changed as follows, “...it should be		Policy Report revised 06/19/07

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	14				immediately be considered for a non-agricultural designation ...”		
M-1.11 (Mountain Area Resource Conservation)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.11 (Mountain Area Resource Conservation)	Policies address resource conservation in Mountain Service Areas and those portions of the Mountain Area that are to be designated Resource Conservation. These policies should each include a reference to riparian and wetland habitats.	Policy M-1.11 will be re-titled “Resource Conservation Criteria.” The wording will be changed to add, “...riparian and wetland habitats,” after “intense road” to the second bullet on 1.6.	Policy Report revised 06/14/07
2	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.11 (Mountain Area Resource Conservation)	We support this policy.	Thanks.	No change needed
M-1.12 (Resource Conservation Uses)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.12 (Resource Conservation Uses)	Change “utility transmittion” to “utility transmission”.	Agree.	Policy Report revised 06/14/07
M-1.18 (Low Intensity Recreation Uses)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.18 (Low Intensity Recreation Uses)	Change “shall designated” to “shall designate”	Agree.	Policy Report revised 06/14/07

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M-1.20 (Adjacent Federal Use Compatibility)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.20 (Adjacent Federal Use Compatibility)	We welcome the opportunity to work with the county on these common land use issues. A similar policy should be included in the foothill area section of the new area plan.	See Chapter 2, Planning Framework, Policy PF-6.2, Intergovernmental Coordination. Policy M-1.20 is appropriate because of in-holdings.	No change needed
2	DEC 12	L	John Austin	M-1.20 (Adjacent Federal Use Compatibility)	Mountain Area Policy M-1.20 (page 4-7 of the New Area Plans) states that the county shall ensure that the use of private lands adjacent to and within Sequoia National Park, Sequoia National Forest, BLM, State Home Forest, and Tule River Indian Reservation are compatible with existing and planned land uses designated by said agencies. Does this apply to all lands adjacent to the federal/state/tribal land, or just those within a certain distance?	This policy includes all of the in-holdings. Adjacent means contiguous.	No change needed
M-1.25 (Low Density Areas)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M-1.25 (Low Density Areas)	Has missing punctuation and other grammatical problems.	Add a period after the word "uses".	Policy Report revised 06/14/07
M-1.26 (Recreation Oriented Uses)							
1	JAN 31	L	G. Schwaller	M-1.26 (Recreation-Oriented Uses)	"The physical characteristics <i>of the site do not</i> prohibit . . ."	Agree. This change will be made.	Policy Report revised 06/14/07
M-1.27 (Commercial Strips)							

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1	JAN 31	L	G. Schwaller	M-1.27 (Commercial Strips)	"The County shall <i>prohibit</i> development of . . ."	Reject. Flexibility is needed.	No change needed
M-1.39 (Privately Owned Forest Lands)							
1	JAN 31	L	G. Schwaller	M-1.39 (Privately-Owned Forest Lands)	2 nd bullet: " <i>Require</i> continued reforestation . . ."	The policy number will be changed to M-1.29, and the recommended change will be made.	Policy Report revised 06/14/07
M (Implementation 2)							
1	JAN 31	L	G. Schwaller	M (Implementation Measure 2)	Please move up the timeframe on this to 2007; 2010-2015 is much too far in the future.	Reject. This will be done as manpower and resources permit.	No change needed
M (Implementation 7)							
2	JAN 31	L	G. Schwaller	M (Implementation Measure 7)	Please move this to 2007 implementation; it should be so easy to do and could help the deer, who can't help themselves. Note typo: "Fences that have . . . or low top <i>w</i> ire distance . . . utilizing <i>barb</i> -less wire . . ."	This has been done. Standards are found in the Zoning Ordinance.	No change needed
M (General Comments)							
1	JAN 11	L	Craig Axtell, United States Department of the Interior	M (General Comments)	We urge the county to be flexible in determining whether a particular proposed land uses is close enough to an agency's lands to warrant consultation. Some land use changes might only warrant consultation if they were on an immediately adjacent property. But land use changes that have wildland fire	Agree.	No change needed

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					consequences might occur at a significantly greater distance. In general, we believe that addressing the complex issues of the wildland urban interface requires broad interagency cooperation.		
2	DEC 12	L	John Austin	M (General Comments)	Private development on private land is surely within the scope of the plan. But what about private development on public land (e.g., construction of communication facilities on BLM land, or construction of permit cabins on national park land)?	Coordination is needed. See Planning Framework, Policy PF-6.6, Coordination of Private Development on Public Land. .	No change needed
3	FEB 14 – MAR 14	M	Commissioner Elliott	M (General Comments)	Commissioner Elliot requested that a new policy be added to reflect the stake of the Forest Service in the mountains (they are a taxpayer).	See Chapter 2, Planning Framework, PF-6.6, Coordination of Private Development on Public Land	No change needed
(Kings River Plan)							
1	NOV 18	L	Scott Cochran, TCAG	Area Plans (Kings River Plan)	The 80-acre parcel owned by the County should become a regional park and major destination for residents and visitors alike.	The Kings River Plan is not part of this update.	No change needed