



Tulare County Agricultural Advisory Committee

Tulare County General Plan Update

MEETING MINUTES

November 30, 2004
PC Meeting Room, Resource Management Agency
5961 S. Mooney Blvd., Visalia, CA 93292

On November 30, 2004, the Tulare County Agricultural Advisory Committee reviewed and discussed three planning scenarios for the General Plan Update. The Committee discussed the pros and cons of the scenarios.

Scenario 1: City Centered Development

Pros:

- Preserves rural atmosphere
- Keeps more land in agricultural production
- Minimizes ag-urban interface conflicts and issues
- Supported by present infrastructure (question about threshold city sizes)
- Greater number of farmers that can farm
- Does not include or require new Special Districts
- Similar to Farm Bureau's principles

Cons:

- Concentrates housing market and raises land costs
- NIMBYism of cities
- Smaller cities (particularly south valley) need commercial services
- Quality of life in cities more difficult to maintain
- Best agricultural land is near big cities
- Farmland values—real estate
- Demand for urban services and open space in cities goes up
- Water allocation—competition for ground water
- Low density—no matter where—impacts farming

Scenario 2: Rural Community Development

Pros:

- County has economic and tax base
- Allows growth in more marginal soils
- Rate land for growth (A/B/C) to guide development pattern
- County has more control over growth
- More affordable land for housing
- A lot of capacity in existing rural communities
- Builds on existing roads

Cons:

- Increases interface with urban-agricultural use problem
- Cost of providing new infrastructure
- “Looks like LA–San Diego map sideways”
- Less consistent with Farm Bureau’s policies
- Water, water, water
- Diminishes County services
- Greater institutional costs

Scenario 3: Proportional Growth

Pros:

- Allows smaller communities to be more viable
- Can intensify urban uses in existing city limits without impacting agricultural land
- Improves rural communities for farm workers and others
- Bedroom communities for Highway 99 jobs

Cons:

- Social and economic costs are prohibitive
- May not be viable in long term (beyond 2025)
- Result in economically disadvantaged enclaves in existing rural communities?
- Requires more leadership in local communities
- Success depends on revenue sharing