



January 20, 2005

On January 20, 2005, Community Services and Employment Training (CSET), in partnership with Tulare County, sponsored a General Plan Workshop in Tipton. Over 40 people from CSET's Champion Communities Program, from all over Tulare County, gathered in Tipton. The participants had an opportunity to review and comment on three alternative policy futures.



Summary of Team Presentations

Working as members of six teams, participants identified the best features from three policy futures. The desire for increasing economic opportunities and improving the quality of living in the County's unincorporated communities were common themes. Many saw the efforts of the County Redevelopment Agency as critically important to improve infrastructure and attract jobs.

Scenario 1: City Centered Development

Participants identified transit access, infrastructure investment, saving agriculture and protecting the rural travel experience as best features of this scenario.

Scenario 2: Rural Community Development

The best features identified for the second scenario included having an economic strategy and resulting employment for Highway 99 and other State road corridors, providing commercial and institutional services in smaller communities, and an emphasis on quality community design.

Scenario 3: Proportional Growth

Popular features preferred by participants included the cooperation between the cities and County to share both the benefits and impacts of growth. Investment in rural communities, and the design of cities and rural communities were also cited.

Bonus: What other policies should be considered?

Other policy issues identified by participants included demand for water, maintaining the historic and cultural features in rural communities, and how to help communities evolve stronger institutional and business communities.

Each team's written summary can be found on the following pages.

Team 1



Scenario 1: City Centered Development

- Focus growth in cities
- Continue using Redevelopment Agency
- Limit to city zoning

Scenario 2: Rural Community Development

- Build out what is there—houses, etc.
- Sidewalks
- Medical services
- Jobs are needed to provide tax base support

Scenario 3: Proportional Growth

- Landscape to be attractive to tourists
- Remodel old towns
- Help businesses in town increase jobs
- Share revenue between cities and the County

Bonus: What other policies should be considered?

- Save historical buildings
- Limited rezoning

Team 2



Scenario 1: City Centered Development

- The County would continue to work through the Redevelopment Agency to improve infrastructure and housing in rural communities.

Scenario 2: Rural Community Development

- Tulare County prepares an economic development strategy for the Highway 99 corridor to attract jobs and a tax base
- There would be a major redevelopment effort by the County to create infrastructure for growth

Scenario 3: Proportional Growth

- Limited impact on agricultural land

Bonus: What other policies should be considered?

- Ensure expansion of public services such as fire, police and health services to match the expansion of growing areas

Team 3



Scenario 1: City Centered Development

- Improve infrastructure in rural communities
- Maintain travel experience
- More transit availability

Scenario 2: Rural Community Development

- Economic development for Highways 99, 63 and 65
- Create infrastructure for growth in rural communities
- Emphasis on urban design and city building

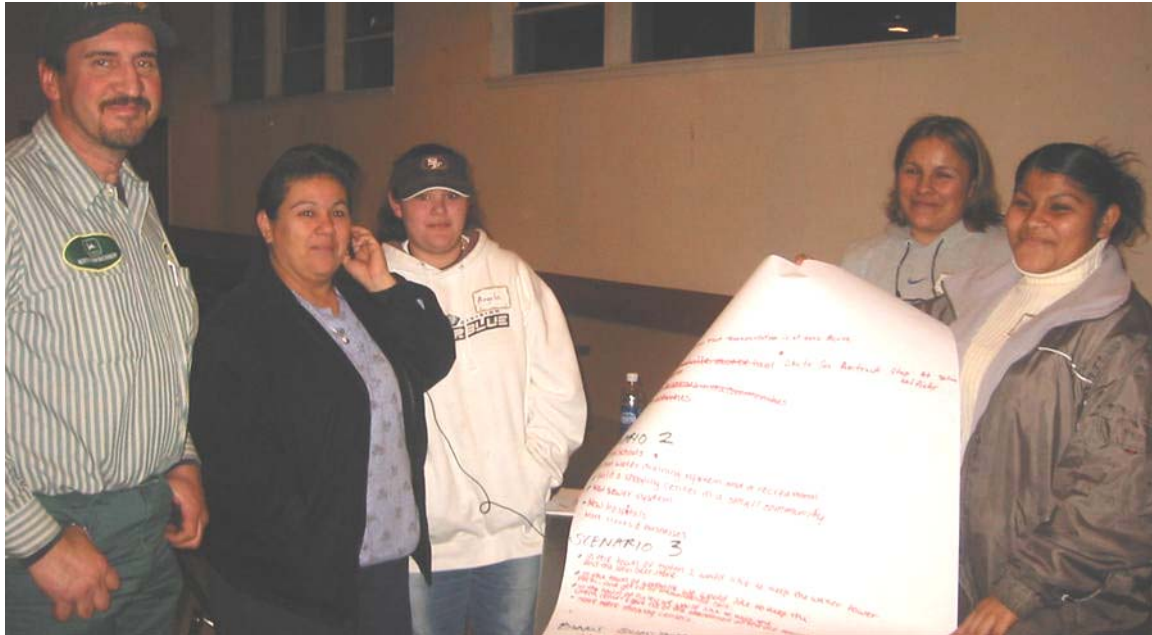
Scenario 3: Proportional Growth

- Cities and County agree to share benefits and impacts of growth
- Broader distribution of housing and jobs in rural areas
- Emphasize commercial design and compact development

Bonus: What other policies should be considered?

- Provide a high school for south County (Earlimart, Pixley and Tipton)
- Assist with information for incorporation of rural towns (north County)
- More commercial development in rural communities for jobs

Team 4



Scenario 1: City Centered Development

- Growing in areas where transportation is easy to access
- Like to see Amtrak stop at Tipton and Pixley

Scenario 2: Rural Community Development

- New schools
- Plan water drainage system and recreation
- Build a shopping center in small community
- New sewer system
- New hospitals
- More stores and businesses

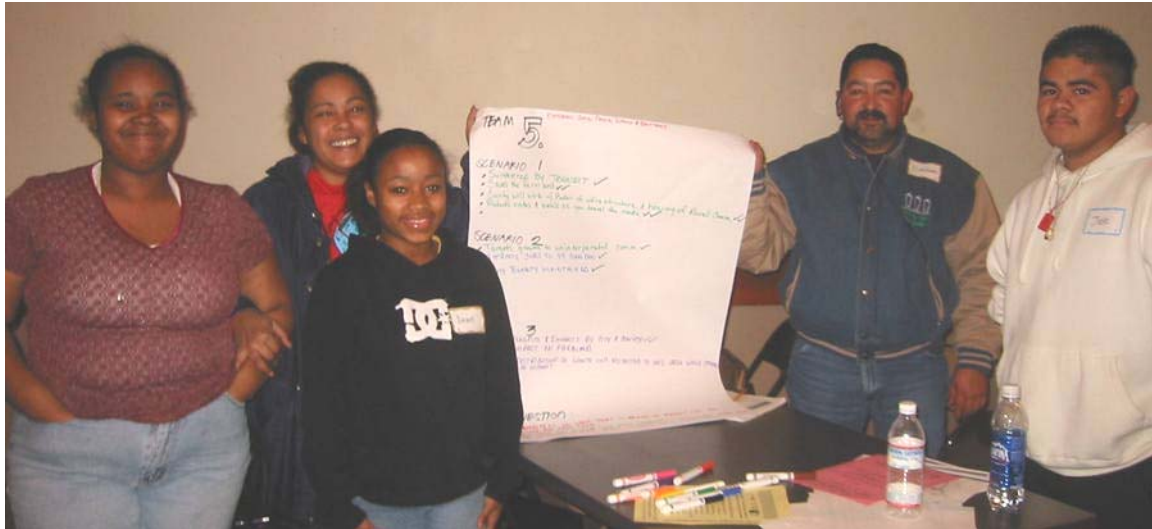
Scenario 3: Proportional Growth

- In Tipton, I would like to keep the water tower and the John Deer store
- In Woodville, we would like to keep the park and get rid of the abandoned cars
- In Pixley, we would like to keep the old houses
- Have more shopping centers

Bonus: What other policies should be considered?

- Where are we going to get the water for all this growth?

Team 5



Scenario 1: City Centered Development

- Supported by transit
- Saves the farmland
- County will work with redevelopment for infrastructure and housing in rural communities
- Protect vistas and views as you travel the roads

Scenario 2: Rural Community Development

- Targets growth to unincorporated communities
- Attracts jobs to 99 corridor
- County beauty is maintained

Scenario 3: Proportional Growth

- Sharing of benefits and impacts by cities and County
- Limited impact on farmland
- Broader distribution so growth is not restricted to one area while others have to do without

Bonus: What other policies should be considered?

- Building communities on land that is not so great for ag—to not destroy the good land
- Scenario 2 would take jobs away from farm laborers
- Attracting major companies to rural areas without giving up all the farmland

Team 6



Scenario 1: City Centered Development

- Housing
- Emphasis on maintenance infrastructure
- Jobs through tourism

Scenario 2: Rural Community Development

- Growth with goals
- Economic strategy for development
- Emphasis on urban design
- Transit

Scenario 3: Proportional Growth

- Better distribution of housing and jobs
- Promise to share tax base
- Smart agriculture

Bonus: What other policies should be considered?

- New jobs—priority to community residents
- Support for new struggling businesses (i.e., policy enforcement)