



Tulare County General Plan Update

Tulare County General Plan Technical Advisory Committee February 13, 2006

1:30 p.m. Conference Rooms A & B, Board of Supervisors Chamber,
County Civic Center, 2800 West Burrel, Visalia, CA

The meeting commenced at 1:40 p.m.

1. Welcome and Introduction

2. Changes to the Agenda

There were no changes to the agenda.

3. Revised Timeline

Rick Rust discussed these dates and issues on the Revised Timeline:

- The 60-day EIR period.
- June time period is for public review of the plan.
- A discussion of future TAC meetings as outlined on the timeline.
- A discussion of the document preparation period.
- Explanation of the meaning of the numbers on the timeline.
- We plan to finish the General Plan by December.

4. Update on New Towns

Theresa Szymanis presented information on the new town proposals:

- Earlimart and Yokhol are the two new town proposals.
- Theresa explained why the new towns are being looked at during the General Plan process.
- It will take at least 2 years for the new town applications to be completed and the General Plan will be finished by then. They will not interfere with one another.
- The County expects to see about 20,000 new homes by 2030 and these new towns could help cover those units.
- Theresa explained the Earlimart GPI.
- The potential growth in Earlimart would require additional schools, transportation, flood control, etc. Costs of the project are borne by the applicants.
- Theresa explained the Yokhol GPI.

- Creating these new towns will help to divert growth from agricultural land in the valley. These potential new towns will provide enough space for future County growth.
- Yokhol must meet Foothill Growth Management Plan criteria as well.
- Both projects are at least a 2-year process.

A question was asked about how a new town application would be judged: Are the applications judged by the current General Plan or something else?

- Theresa explained that the Board does not want to miss opportunities because of the Update. Though the current General Plan does have policies relating to new towns and foothill growth corridor expansion, the General Plan Update will contain criteria that all new town applicants must meet. The BOS feels that these projects can be planned for concurrently with the update. A discussion of the use of criteria took place.

Discussion becomes centered on the impact of moving growth toward the foothills. Where will future growth take place? What will be the impact of new towns in the General Plan?

- Larry Mintier stated that we are trying to avoid having these two new towns take over the General Plan. The General Plan is a philosophy and we don't want the new towns to drive the policy in the General Plan. A discussion of impacts of these new towns took place.

5. Review of Growth Alternatives

Rick Rust briefly outlined the three growth models. A table of the expected population distribution by 2030 according to the growth models was shown.

- Larry clarified that the populations take into account those people within the UAB's.

Rick Rust explained the reasoning behind choosing the particular set of population growth data.

- Bill Hayter asked if the population numbers take into account market driven forces like affordability. Bill stated that housing is much cheaper in Goshen and in other unincorporated areas and that may result in an increase in people moving to unincorporated communities and a decrease in incorporated communities.

The TAC discussed the issue of market driven factors as it relates to growth in the communities.

6. Discussion of Community Facts Sheet and Maps

Rick Rust explained the purpose of the community list and the community maps. The growth boundaries of the communities could be changed depending on the needs of the community. The definitions of hamlets, communities, and "places" are stated. The TAC was asked to review the community list and make any necessary changes or additions.

- Larry Mintier states that the definition of a hamlet must be quantifiable.

After discussion of the communities on the list, Rick Rust assigned the TAC to research and help finalize the list for “homework”.

7. Summary and Next Steps

Discussion of document distribution in June and the possibility of an additional TAC meeting. The next TAC meeting is planned for the end of March or beginning of April.

8. Adjournment