

TAC #8

# Tulare County General Plan Update

June 29, 2005



## Agenda

Tulare County General Plan Update

- Topical Issues
  - Overview of Planning Commission and Board of Supervisors workshops
- Land Use Concept Alternatives
  - Review basis of land use concepts
  - Discuss assumptions
  - Discuss alternative concepts
  - Recommend direction on land use concepts
- Summary and Next Steps



## ***Existing General Plan***

- General Plan consists of 29 adopted plans
  - 5 Regional Plans
  - 14 Community Plans
  - 8 City General Plans



## ***General Plan Analysis***

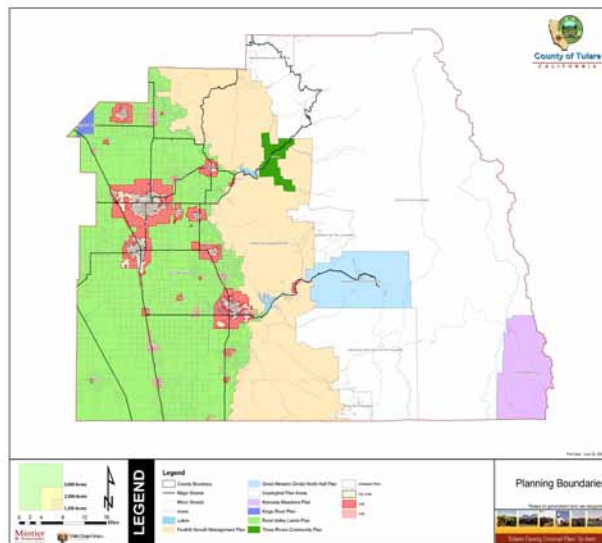
- Community Plans
  - Cutler-Orosi
  - Earlimart
  - East Porterville
  - Goshen
  - Ivanhoe
  - Pixley
  - Poplar/Cotton Center
  - Richgrove
  - Springville
  - Strathmore
  - Terra Bella
  - Three Rivers
  - Tipton
  - Traver
- City General Plans
  - Dinuba
  - Exeter
  - Farmersville
  - Lindsay
  - Porterville
  - Tulare
  - Visalia
  - Woodlake
- Regional Plans
  - Foothill Growth Management Plan
  - Rural Valley Lands Plan
  - Kings River Plan
  - Great Western Divide North Half Plan
  - Kennedy Meadows Plan

## General Plan Boundaries

- 42 County planning boundaries
  - 18 Urban Area Boundaries (UAB)
  - 10 Urban Development Boundaries (UDB)
  - 3 Urban Improvement Areas (UIA)
  - 11 Regional Boundaries (e.g., FGMP, RVLP)

## General Plan Boundaries

### Planning Boundaries





## General Plan Boundaries

- Urban Area Boundaries
  - Alpaugh
  - Dinuba
  - Ducor
  - East Orosi
  - Exeter
  - Farmersville
  - Lemon Cove
  - Lindsay
  - London
  - Plainview
  - Porterville
  - Springville
  - Terra Bella
  - Tipton
  - Tulare
  - Visalia
  - Woodlake
  - Woodville
- Urban Development Boundaries
  - Cutler-Orosi
  - Earlimart
  - East Porterville
  - Goshen
  - Ivanhoe
  - Patterson Tract
  - Poplar/Cotton Center
  - Richgrove
  - Strathmore
  - Traver
- Urban Improvement Areas
  - Exeter
  - Tipton
  - Terra Bella

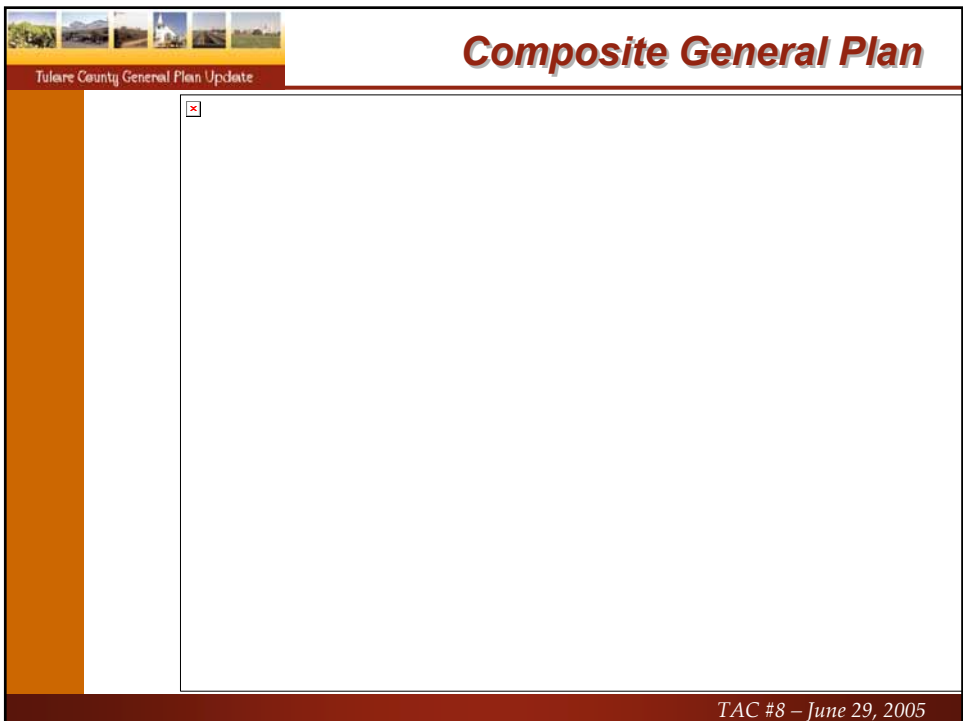
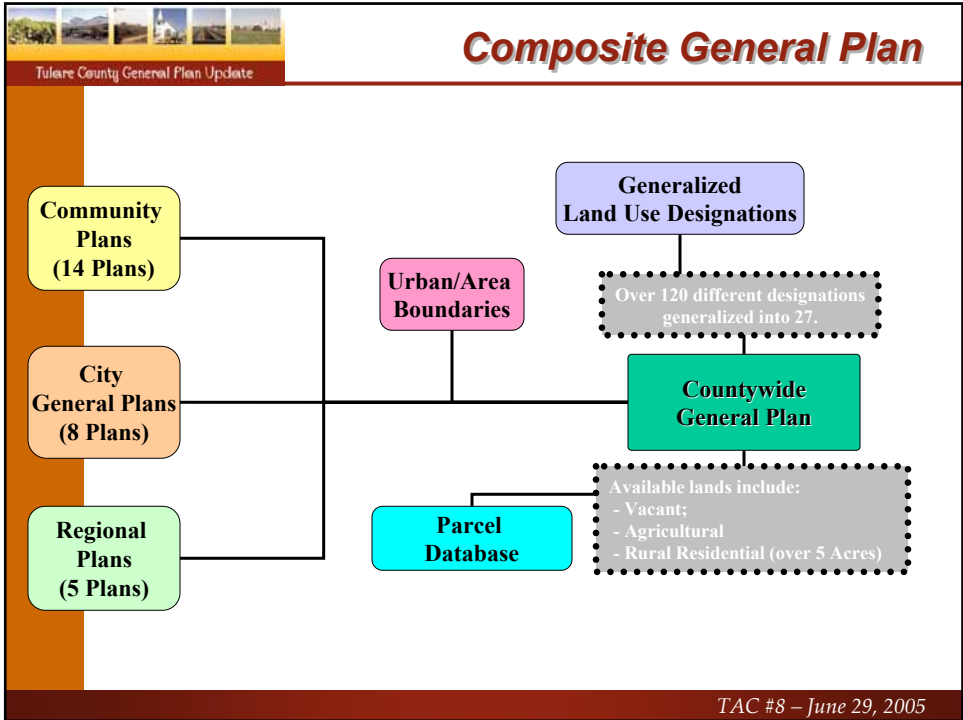
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## General Plan Boundaries

- Regional/Area Boundaries
  - RVLP
  - Kings River
  - FGMP
  - Three Rivers
  - Great Western Divide North 1/2
  - Kennedy Meadows
  - Great Western Divide South 1/2 (Unadopted)
  - Posey (Unadopted)
  - Redwood (Unadopted)
  - South Sierra (Unadopted)
  - Upper Balch Park (Unadopted)

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## Constraints

### Constraints

- Water & Sewer Capacity
- Dairies
- Agricultural Land
- Airports
- Flooding
  
- How should these constraints shape alternatives and the selection of a preferred alternative?

## Water & Sewer Capacity

### Constraints

Community/City	Water Capacity	Sewer Capacity
Alpaugh	X	Septic
Cutler-Orosi	☒	◆
Ducor	X	Septic
Earlimart	○	○
East Orosi	X	☒
East Porterville	○	X
Goshen	X	○
Ivanhoe	○	○
London	X	☒

○-Remaining capacity ◆-At capacity ☒-Over capacity X-No information available



# Water & Sewer Capacity

Constraints

Community/City	Water Capacity	Sewer Capacity
Pixley	○	☒
Poplar	○	○
Richgrove	◆	☒
Springville	○	◆
Strathmore	X	○
Terra Bella	X	◆
Three Rivers	○	Septic
Tipton	○	○
Traver	X	◆
Woodville	○	○

○-Remaining capacity ◆-At capacity ☒-Over capacity X-No information available

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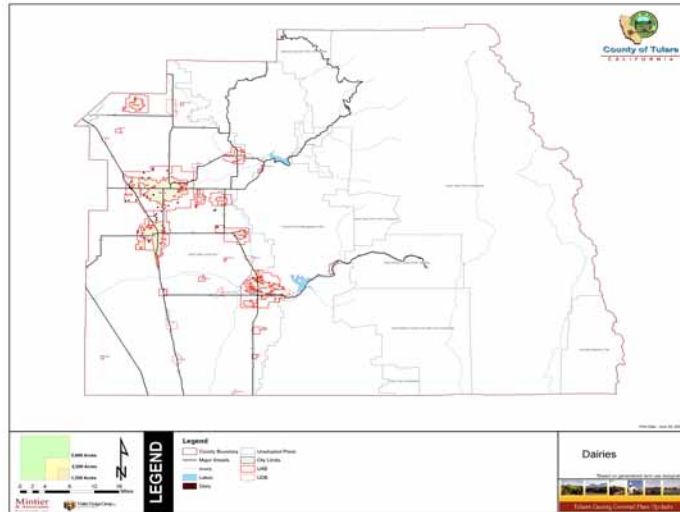
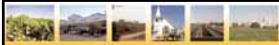
# Dairies

Constraints

- Acres within a ½ mile radius of a dairy.

Boundary	Acres
City of Lindsay	46
City of Tulare	77
City of Visalia	54
<b>City Limits Total</b>	<b>177</b>
Lindsay UAB	1
Pixley UDB	14
Tipton UAB	35
Tulare UAB	412
Visalia UAB	664
Woodville UAB	1
<b>UAB/UDB Total</b>	<b>1,127</b>

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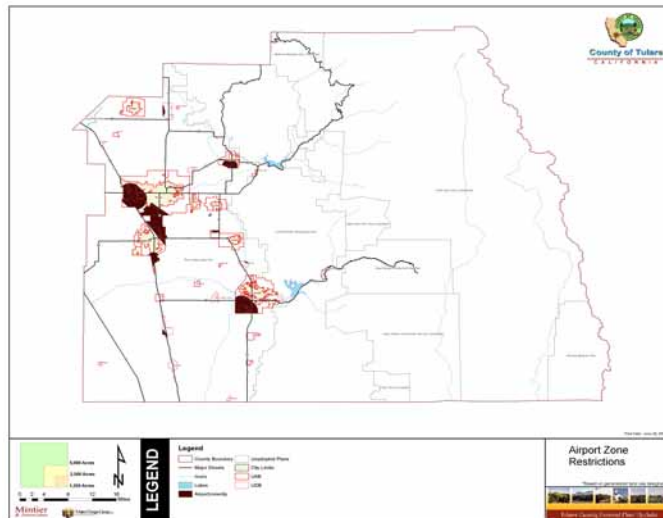
- Agricultural Land
  - Agricultural land is primarily a constraint in the Valley
  - Most agricultural land around urban areas in the Valley are Prime Farmland
  - Most agricultural land in the Valley and Foothills are in Williamson Act Contracts

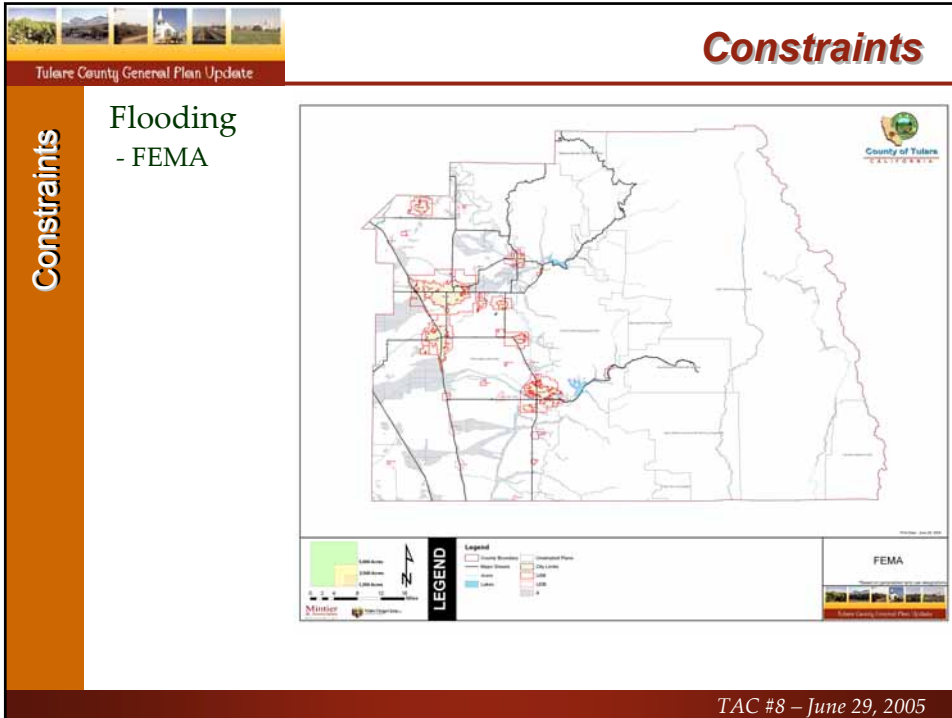


## Constraints


- Airports
  - Land within limited or no development flight zones.
  - Restricted Zones:
    - Horizontal (H)
    - Landing Transition (LT)
    - Approach Transition (AT)
    - Approach (AA)
    - Landing (L)

Boundary	Acres
City of Lindsay	17
City of Porterville	1,346
City of Tulare	2,369
City of Visalia	3,822
City of Woodlake	522
Cutler-Orosi UDB	328
Goshen UDB	507
Lindsay UAB	249
Pixley UDB	351
Porterville UAB	4,775
Strathmore UDB	105
Tulare UAB	4,790
Visalia UAB	8,659
Woodlake UAB	1,315
<b>City Total</b>	<b>8,076</b>
<b>UAB/UDB Total</b>	<b>21,079</b>





- Available Land**
- Tulare County General Plan Update
- Assumptions**
- Three areas for future growth:
    - City Limits
    - City UABs
    - Unincorporated Community Boundaries
  - Available lands
    - Vacant
    - Agricultural
    - Single Family Residential (on lots over 5 acres)
  - 90% percent of available land assumed developable
    - For Three Rivers, only 10 percent was assumed for development.
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Tulare County General Plan Update

## Available Land

Assumptions

Available Land

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Tulare County General Plan Update

## Development

Assumptions

- Land was assumed to develop based on existing land use designations
- For non-designated lands:
  - Unincorporated urban boundary areas without adopted land use plans (e.g., London), and
  - Unincorporated/Incorporated urban boundary areas with adopted land use plans that do not cover the entire urban boundary area (e.g., Visalia)
    - 18 percent non-residential (Commercial, Industrial, Public, Open Space)
    - 82 percent residential distributed as follows:
      - 25% Very Low Density (1 Unit/Acre)
      - 35% Low-Medium Density (4 Units/Acre)
      - 25% Medium Density (7 Units/Acre)
      - 10% Medium-High Density (12 Units/Acre)
      - 5% High Density (20 Units/Acre)

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## Population

### Assumptions

- Population for 1990 and 2000 is based on TCAG's 2003 Databook.
- Population for 1990 and 2000 for unincorporated areas around cities (within the UAB) was determined from census block information.



## Population

### Assumptions

- Base population for 2000
  - 368,021
- Projected 2030 population
  - 630,000 (based on TCAG model)
- Target population growth (net new)
  - 261,979

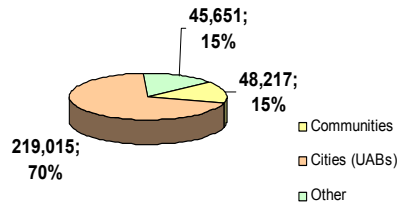


# Population

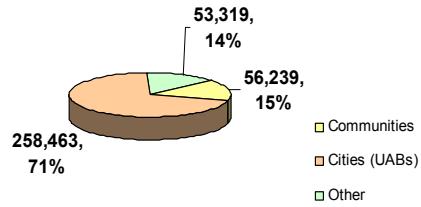
## Assumptions

- 1990 Population
- 2000 Population

1990 Population Distribution



2000 Population Distribution



# Alternatives

## Alternatives

- City Centered Growth
- Community Oriented Growth
- Proportional Growth
- *99 Centric Growth*
- *Focused Community Growth*

## Population Distribution

Alternatives

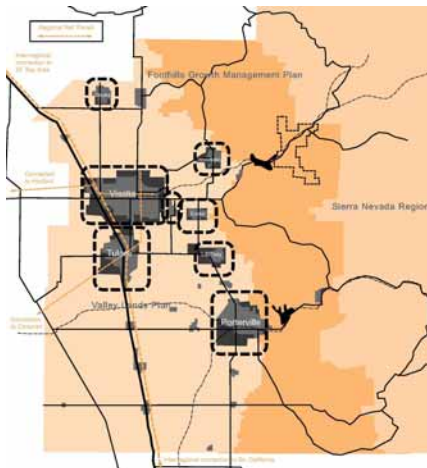
City Centered Growth						
	2000 Pop	2000 %	Net 2030 Growth	Assumed Share	2030 Pop	2030 %
<b>Community</b>	56,239	15%	52,396	75%	108,635	17%
<b>City</b>	258,463	70%	196,484	20%	454,947	72%
<b>Other</b>	53,319	15%	13,099	5%	66,418	11%
<b>Total</b>	<b>368,021</b>	<b>100%</b>	<b>261,979</b>	<b>100%</b>	<b>630,000</b>	<b>100%</b>
Community Oriented Growth						
<b>Community</b>	56,239	15%	117,891	45%	174,130	28%
<b>City</b>	258,463	70%	130,990	50%	389,453	62%
<b>Other</b>	53,319	15%	13,099	5%	66,418	11%
<b>Total</b>	<b>368,021</b>	<b>100%</b>	<b>261,979</b>	<b>100%</b>	<b>630,000</b>	<b>100%</b>
Proportional Growth						
<b>Community</b>	56,239	15%	40,034	15%	96,273	15%
<b>City</b>	258,463	70%	183,989	70%	442,452	70%
<b>Other</b>	53,319	15%	37,956	14%	91,275	15%
<b>Total</b>	<b>368,021</b>	<b>100%</b>	<b>261,979</b>	<b>100%</b>	<b>630,000</b>	<b>100%</b>

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## City Centered Growth

Alternatives

### City Centered Alternative



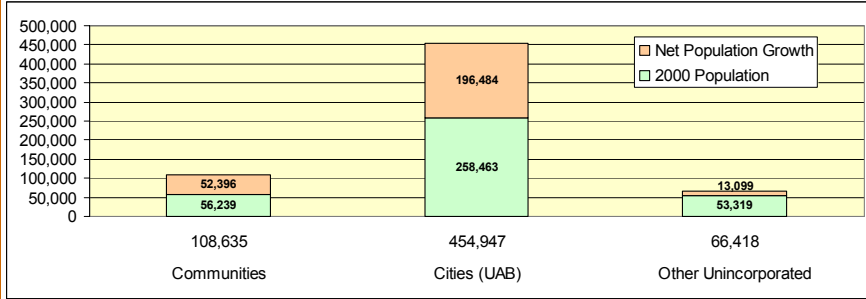
- The cities agree to add population and density to their general plans;
- Tulare County agrees not to urbanize the 99 corridor allowing commercial services and employment to support population centers;
- The pattern of development would be compact and supported by transit;
- The County would have to continue to work through the Redevelopment Agency to improve infrastructure and housing in rural communities; and
- There would be an emphasis on maintaining the rural travel experience in the county to benefit residents and support tourism.

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## City Centered Growth

Alternatives

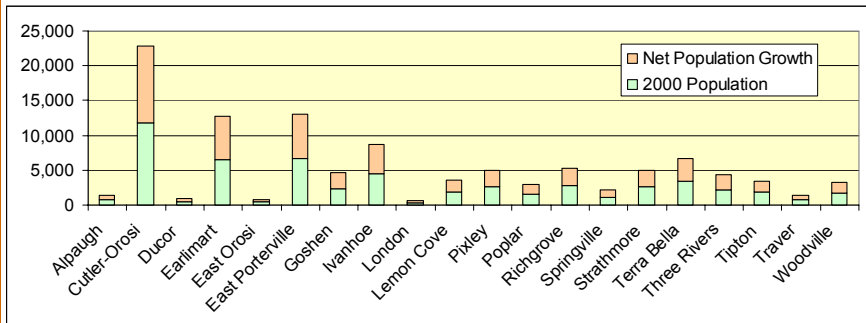
### Population Growth



## City Centered Growth

Alternatives

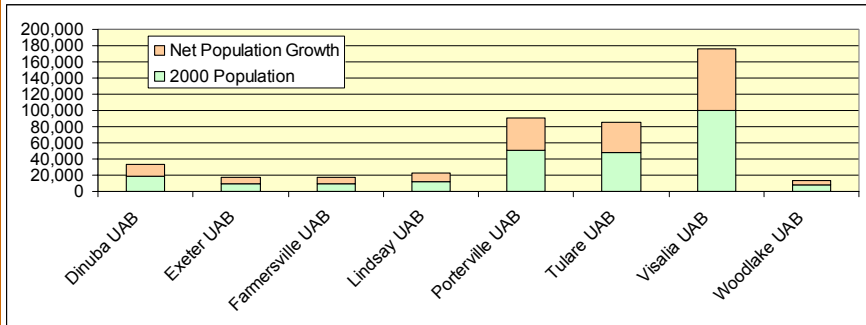
### Population Growth



## City Centered Growth

Alternatives

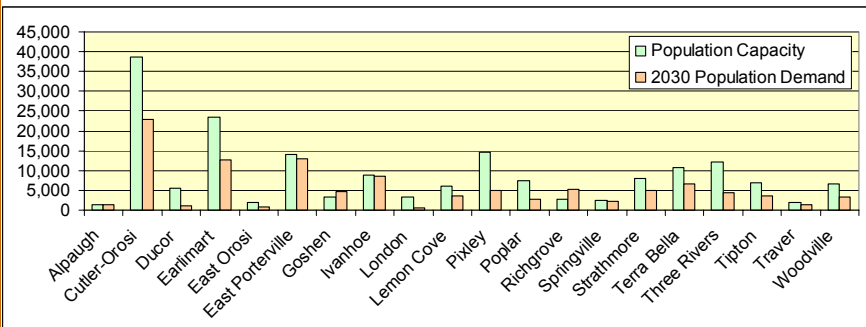
### Population Growth



## City Centered Growth

Alternatives

### Capacity versus Demand

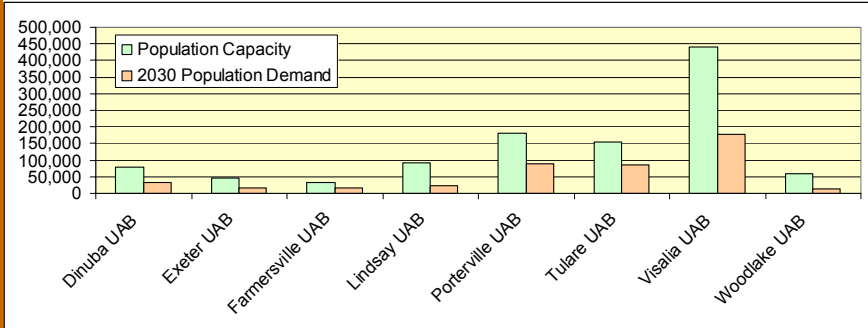




## City Centered Growth

Alternatives

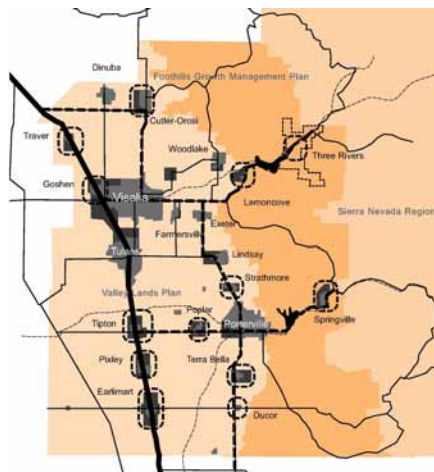
Capacity versus Demand



## Community Oriented Growth

Alternatives

### Community Oriented Alternative

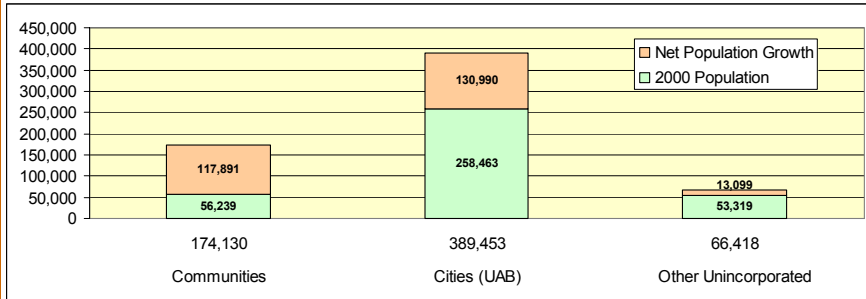


- Growth is targeted for unincorporated and future newly incorporated communities;
- Tulare County prepares an economic development strategy for the Highway 99 corridor to attract jobs and tax base to support the growing population in unincorporated communities;
- There would be a major redevelopment effort by the County to create infrastructure for growth;
- The County would have to place an emphasis on urban design and city-building to maintain a high standard for public and private investment; and
- The Valley Lands and Foothills plans would need to be updated to reflect added growth.

# Community Oriented Growth

Alternatives

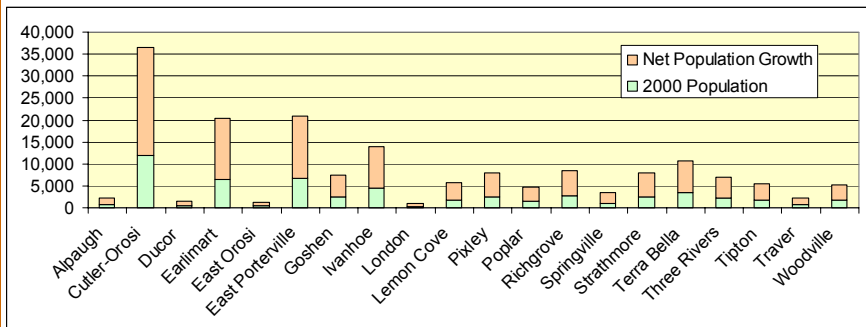
## Population Growth



# Community Oriented Growth

Alternatives

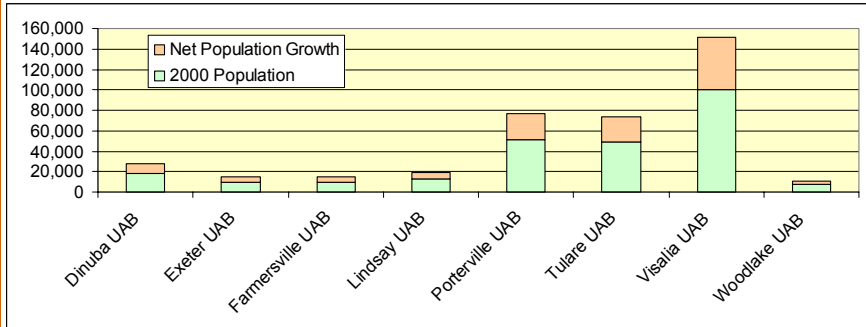
## Population Growth



## Community Oriented Growth

Alternatives

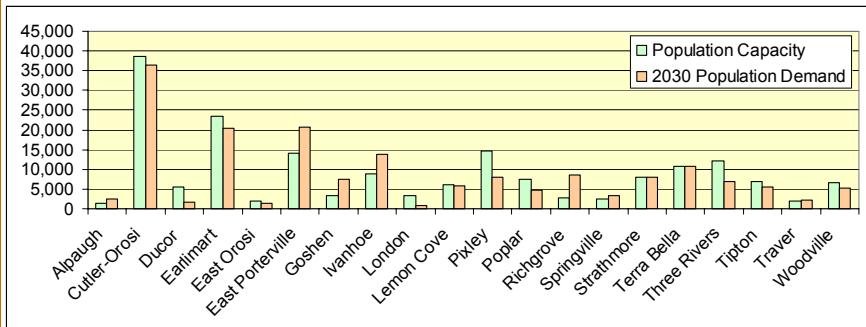
Population Growth



## Community Oriented Growth

Alternatives

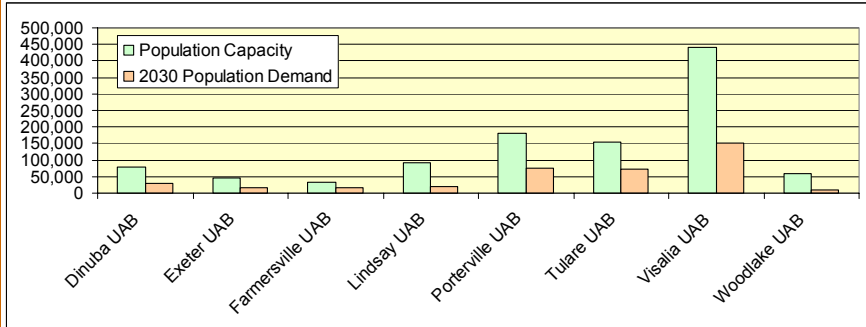
Capacity versus Demand



## Community Oriented Growth

Alternatives

Capacity versus Demand

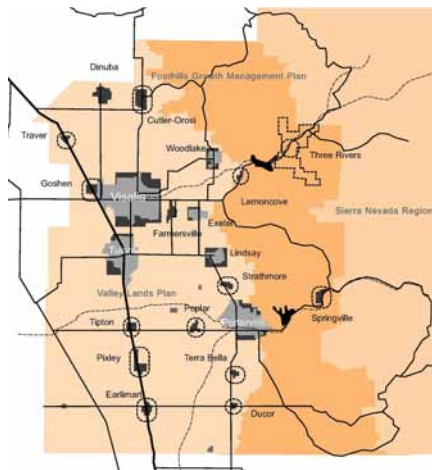


## Proportional Growth

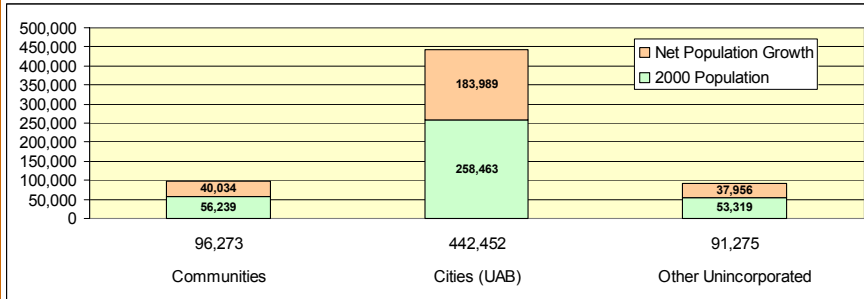
Alternatives

### Proportional Growth Alternative

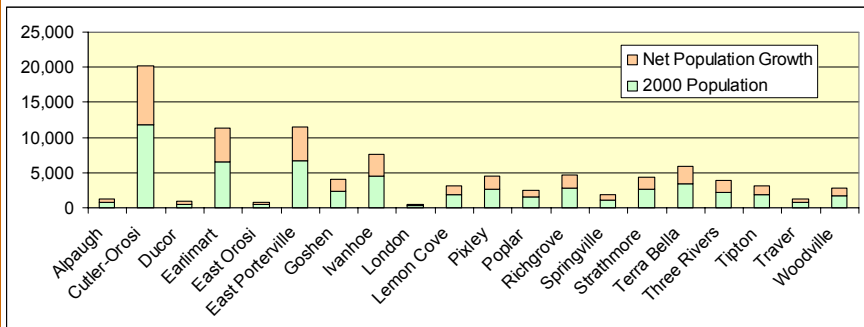
- Cities and the County agreeing to share benefits and impacts of growth (revenue sharing—not a method for cities to shed housing responsibility);
- Broader distribution of housing and jobs (but keeping major commercial development in cities); and
- Emphasizing community design and compact development to limit impact on agricultural land.



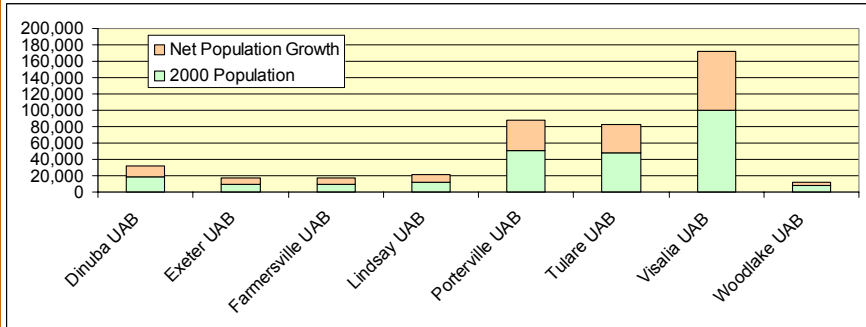
## Proportional Growth



## Proportional Growth

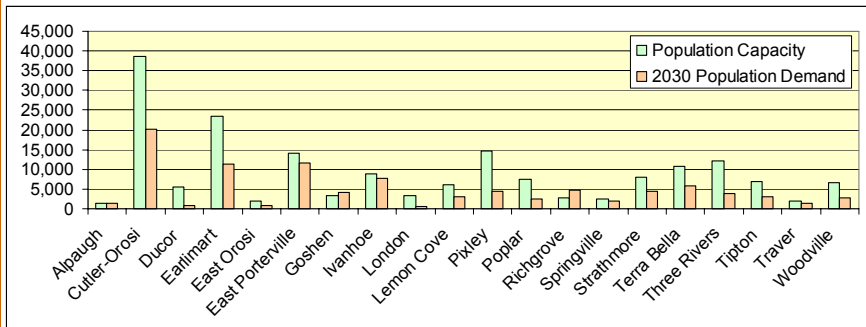


## Proportional Growth



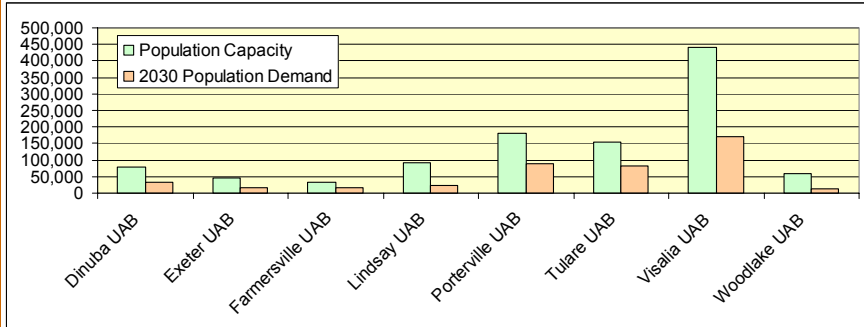
## Proportional Growth

### Capacity versus Demand



## Proportional Growth

Capacity versus Demand



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## 99 Centric Growth

### Alternatives

- How much of countywide projected growth should be assumed for the 99 corridor?
- How much projected growth should be assumed for cities versus unincorporated communities?
- How much new growth should be assumed for each city and unincorporated community within the 99 corridor?

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## Focused Community Growth

### Alternatives

- How much of countywide projected growth should be assumed for unincorporated communities versus cities?
- What criteria should be used to identify appropriate unincorporated communities for focused growth?
- How much projected growth should be assumed for each of these communities?

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## Next Steps

### Topical Issues

- Completed initial discussions

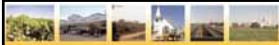


### Land Use Alternatives

- TAC June 29
- TAC July 25
- Planning Commission Workshop July 27
- Board of Supervisors Workshop August 16

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[www.westplanning.com/docs/tulare](http://www.westplanning.com/docs/tulare)