



December 14, 2004

On December 14, 2004, ten people attended a meeting to discuss policy scenarios for Tulare County's General Plan Update. The participants reviewed three policy scenarios identifying their strongest features and then identified other policies that they felt should be evaluated or included in the General Plan.



Scenario 1: City Centered Development

Best Features:

- Saves agricultural land
- Reduces traffic congestion
- Creates opportunities for new business growth
- Urban services provided by cities are better
- More efficient—builds on existing infrastructure investments and uses less land
- Joint city-county efforts to protect farmland
- Acknowledges city growth boundaries
- Effective public transit

Scenario 2: Rural Community Development

Best Features:

- Expands tax base and tax revenue
- Pays for infrastructure
- Provides business expansion opportunities in the County
- Potential to designate rural communities best suited for growth
- Emphasizes existing highways and connecting roads

- Acknowledges some smaller communities can become viable places
- Jobs-housing balance in Highway 99 communities

Scenario 3: Proportional Growth

Best Features:

- Cooperation needs to happen (and work both ways)
- Can approach planning for cities and adjacent smaller communities as economic clusters—connected economically and part of housing solution
- Plans for affordable housing
- Provides economic opportunity in small communities
- Educational opportunities
- Collaborative approach to industrial strategies
- Have to define proportional growth in positive terms to improve the quality of life and economic development
- Sharing revenue and housing is good for the County (have some revenue sharing already between cities and county)
- Compact development can work as in other scenarios
- Keep growth stable and spread out (reduces concentration of traffic)

Other Policy Choices

- Small cities need to grow to sustain commercial services, tax base and amenities
- Small town infrastructure—understand capacity and potential
- Nature of big box retailing makes it hard to provide shopping in small towns and sustain local businesses
- Cities and County already have revenue sharing
- Provide for the self-determination of cities—growth needs and opportunities vary based on location and resources
- What if city general plans are the basis for County policies?
- What are the common issues and policy choices for Tulare County's communities and how does the General Plan provide a common framework?
- Make sure each scenario has transit solutions for each community
- Understand the infrastructure picture—roads, water, sewer, water quality, special districts (consolidation?)
- Small communities (like Ivanhoe) are just starting to get things done, planning needs to budget for small rural towns expansion