



December 13, 2004

On December 13, 2004, 20 people attended a workshop in Porterville to discuss policy options for Tulare County's General Plan Update. The participants reviewed and discussed three scenarios for the County's future. They identified the best features in each that they wanted to see included as policies in the General Plan.



## **Discussion Summary**

Working as members of three teams, the participants identified the best features in each planning scenario and other policies that are not explored, but should be.

### **City Centered Scenario**

The features in the first scenario that were viewed favorably included adequate institutional and infrastructure capacity in cities to accommodate growth. They felt it minimized impact on agriculture, supported transit, and protected the scenic landscapes of the County.

### **Rural Community Development Scenario**

The second scenario was credited for providing economic opportunities for the County's poorest communities while increasing their self-determination. It also could potentially provide the greatest amount of sales tax base for the County.

### **Proportional Growth Scenario**

The third scenario was viewed as a plan that demonstrated the value of city-County collaboration in making the entire County more economically competitive and livable. It created more wealth in the rural communities, maintained the jobs-housing balance and protected the scenic landscape.

### **Other Policies**

The participants identified other policies not found in the three scenarios that should be considered important. These included:

- Water supply and conservation
- Location and amount of environmentally compatible land uses (such as dairies)
- Impacts on the foothills
- Regional rail in the foothills
- Tourism in the foothills and mountains
- Specific economic development strategies (scenarios 2 and 3)
- Infrastructure capacity in small towns

The following pages include the written summaries from each team.



## Team 1 Summary



### Scenario 1 Best Features

- Water sources for urban growth
- Higher density
- Attractive to industries
- Educational opportunities
- Renovation options
- Job options instead of welfare

### Scenario 2 Best Features

- Rural character, peace and quiet (spreads out urban development)
- Gas tax will improve roads
- Entry-level jobs available

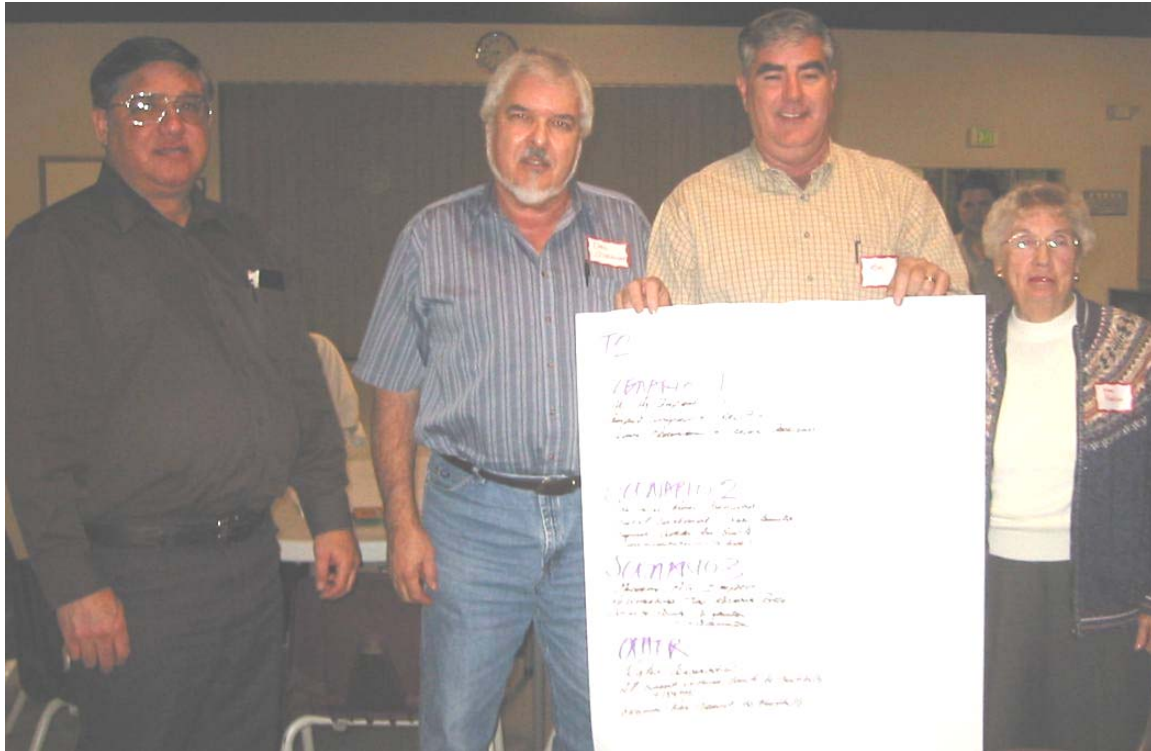
### Scenario 3 Best Features

- Benefits are shared, not concentrated
- Multiple zoning options
- Agri-tourism and conservation
- Retains scenery

### Other Policies

- Adequate water supply
- Environmentally compatible industry—avoid heavy concentrations of dairies, manufacturing and mining
- High-speed rail
- Conservation ethics

## Team 2 Summary



### Scenario 1 Best Features

- Minimizes ag impact
- Compact development and transit
- Scenic preservation and travel corridors

### Scenario 2 Best Features

- Revitalizes rural communities
- Foothill development and new communities
- Improved air quality (less concentration of sources—spreads out sources)

### Scenario 3 Best Features

- Moderate ag impact
- Redistributes tax revenue base
- Cities and County cooperation and collaboration

### Other Policies

- Water conservation
- All current unplanned growth to foothills (150,000+)
- Regional rail transit in foothills

## Team 3 Summary



### Scenario 1 Best Features

- Best jobs-housing balance
- Maintaining Highway 99 corridor
- Builds population around services and industrial

### Scenario 2 Best Features

- Increases County's tax base
- Allows for growth and self-determination of small communities
- Directs development to the poorest communities

### Scenario 3 Best Features

- Provides residential growth and related services to rural communities
- Helps Board of Supervisors with revenue challenges
- Requires governments to work together

### Other Policies

- Tourism in the mountains and foothills
- The development of foothill communities
- Specific economic development strategies
- Existing infrastructure capacity in cities and towns