



April 13, 2005
McDowall Auditorium at Three Rivers School
41932 Sierra Drive, Three Rivers, CA 93271

On April 13, 2005 over 50 people attended a workshop in Three Rivers to discuss policy choices for the Tulare County General Plan. Attendees had an opportunity to review and share policy ideas for 11 issues identified in previous workshops, by the Board of Supervisors, Planning Commission and Technical Advisory Committee.



Top Policy Choices

Planning teams presented their top three planning policy choices. The teams emphasized:

- Pursue a city centered planning approach for the county where well-designed cities grow compactly and supported use of transit;
- Preserve the rural character of the county by conserving open space;
- Ensure adequate infrastructure for growth; and
- Improve air and water quality.



Each team's summaries are included on the following pages.

Team 1



Important Planning Features:

- Infill–city centered/mixed-use development
- Public transportation
- Preservation of rural character

Top Added Policies:

- Infill city centered development
- Strict air quality regulations with strict enforcement
- Enforce pollution codes and seek federal funding for subsidies to bring existing dairies up to code

Air Quality

- Incentives for organic farming
- Alternative transportation–lightrail, incentives for hybrid or electric vehicles
- Strict air quality regulations with strict enforcement
- Incentives for home-based businesses, e.g. broadband internet

Water Supply

- NA

Water Quality

- Maintain open space by limiting population growth–establish a growth policy
- Limit the (concentration) number of dairies
- Enforce pollution codes and seek federal funding for subsidies to bring existing dairies up to code

Education and Training

- Establish a prestige agricultural university with organic emphasis
- Expand extension courses, adult education courses and vocational training

Infrastructure

- Our plan is based on improving and utilizing existing infrastructure

Economic Diversity

- Encourage development of industries with low impact on environment
- How do we market Tulare County

Expanding Tourism

- Beautify 99 corridor

Natural Resources

- NA

Planning Consistency

- Recognize complexity and diversity of different communities land use approaches

Housing for all Incomes

- Encourage communities to develop community-appropriate low-income housing (instead of quotas)

Agriculture

- Support Tulare as a major agricultural region
- Tax incentives for conservation easement in addition to Williamson Act

Team 2



Important Planning Features:

- Support policies that limit our population
- Policies for water quality control
- Educational improvements

Top Added Policies:

- Limit burning in national parks—no waivers on CA air standards
- Explore public transportation—shuttle tourists
- Volunteer after school program—utilizing community knowledge

Air Quality

- Limit burning in national Parks
- Growth in cities
- Limit roads (new)
- Encourage smaller, more efficient homes
- No waivers of CA air standards

Water Supply

- Grow crops appropriate for valley (native plants)
- Encourage native plants by rebate
- Develop plan for water usage (private and agricultural) and quality

Water Quality

- Educate for responsible water usage and contamination

Education and Training

- Increase vocational training opportunities for high school and junior high school
- Volunteer after school program that utilizes community knowledge

Infrastructure

- Explore public transportation

Economic Diversity

- NA

Expanding Tourism

- Maintain rural community quality (smart growth)
- Shuttle tourists
- Scenic highway—limit strip growth on 198
- Make Three Rivers more attractive to visitors
- Chamber of commerce public relations efforts
- Community effort to clean up eyesores

Natural Resources

- NA

Planning Consistency

- Work with Sequoia National Park for Three Rivers Gateway Community Plan
- Continue with separate land use designation for Three Rivers Plan

Housing for all Incomes

- Senior housing in central village housing location
- Cluster housing (apartments/townhouses)
- Habitat for Humanity

Agriculture

- Smart agriculture—purchase in season/local produce
- Synergistic agricultural industry

Team 3



Important Planning Features:

- Infrastructure to support new growth—use established centers/clusters/infill
- Water supply and quality
- Air quality (reduce air pollution)

Top Added Policies:

- Concentrate housing—small green spaces with clustered communities
- Prevent over irrigation—promote conservation—use native plants and drought tolerant landscaping
- Incentives to attract major corporations

Air Quality

- Economic growth—tourism
- Encourage dairies to minimize pollutants—convert gases into energy
- Concentrate on non-ag industries
- Mass transit—improve and create new
- Concentrate housing—small green spaces with clustered communities

Water Supply

- Prevent over irrigation—promote conservation—use native plants and drought tolerant landscaping

Water Quality

- Enforce perc[ulation] tests—proximity, etc.

Education and Training

- Have CoS build and expand within Tulare County (not in Hanford)
- Train students better to prepare them to go on to higher education
- Combine some school districts
- Promote 4-year college/private or expansion CoS into a 4-year college (higher paying jobs, promote economic development)

Infrastructure

- NA

Economic Diversity

- Expand/additional use of Ag Expo (use facilities for another international draw)
- Incentives to attract major corporations

Expanding Tourism

- Develop scenic highway program
- Develop a visitor center in Three Rivers
- Develop a cultural center/art museum
- Cooperative marketing—combine marketing efforts for annual events and local attractions
- Establish a Tulare County website to promote annual events county-wide

Natural Resources

- NA

Planning Consistency

- Support programs and goals of National Parks

Housing for all Incomes

- Build in incentives for affordable housing (zero lot line townhouses and condos)
- Encourage self-help or Habitat for Humanity to build affordable housing infill areas

Agriculture

- Utilize current commercial space before taking farmland for development

Team 4



Important Planning Features:

- Preserve open space
- Community design
- Air quality

Air Quality

- Transit planning (e.g., bike path, mass transit)
- Improvement in agricultural practices/methodology
- General conservation efforts
- Tell air quality district to enforce regulations
- Control burn issues

Water Supply

- Better conservation efforts, storage (night watering, native plants, drip irrigation)

Water Quality

- Control runoff (do not put bad stuff in the ground)

Education and Training

- Quality after school programs
- Attract satellite schools
- Better college prep

Infrastructure

- Use highway corridors for mass transit
- High-speed rail–Amtrak

Economic Diversity

- Encourage industry that helps clean the air (e.g., biomass co-generation plants, solar technology)
- Business development agency

Expanding Tourism

- Keep lake level higher, longer
- Better advertising (county wide)

Natural Resources

- Protect river corridors (i.e., Kaweah, Tule)
- Develop and enforce community plans

Planning Consistency

- Consistency is only useful if the end product is beneficial
- Move forward on what is agreeable—action, affordable, maintainable—keep this in sight
- Problem areas can be dealt with later

Housing for all Incomes

- Incredibly dense houses with multiple families in one house
- Inherently discriminatory system—farm labor connection to our economy is strong yet highly exploitative (come farm in the US but live in terrible conditions)
- The group is undecided about housing
- Farm subsidies on housing costs
- Landlords should be forced to enforce codes

Agriculture

- Maintain small farms in Tulare County (is this possible?)
- Value added—trucking, etc.
- Consider co-generation (creates more than one type of energy)
- Ag waste—methanol or ethanol, bio-diesel
- Encourage crops that conserve water

Team 5



Important Planning Features:

- City-centered infill
- Attract new industry that has incentives for air quality (transit, renewable energy-based)
- Development based on water availability with infrastructure support

Top Added Policies:

- Public transportation, city centered development
- Mandate enforcement and fines for water pollution
- Make infrastructure development the burden of developer, and fund maintenance through energy taxes
- Incentives for alternative energy industry

Air Quality

- Public transportation, city centered development
- Encourage hybrids, incentives for car pooling, enforce air quality
- Alternatives to ag burning, disallow trading of pollution credits
- Disincentives for high emission vehicles
- Developers bear burden of proving nearby housing for large business
- Moratorium on dairies

Water Supply/Quality

- Proper use of gray water/limit mining in waterways/riparian areas
- Prove water resources for development permits
- Disincentives for high water crops
- Mandate enforcement and fines for water pollution
- Prioritize programs for recovery of pollutants
- Regulate use of residential/landscape chemicals
- No fiberglass or plastic septic tanks—or require higher standards

Education and Training

- Make vocational ed available to all students
- Family planning in schools

Infrastructure

- Make infrastructure development the burden of the developer and maintenance funded by energy taxes
- No Highway 65 through foothills

Economic Diversity

- Incentives for alternative energy industry
- Disallow corporate super centers in County areas

Expanding Tourism

- Promote more use of forest service use (taking burden off Three Rivers, National Park)
- Proportional return of taxes generated in area for tourism support

Natural Resources

- NA

Planning Consistency

- Prioritize enforcement of regulations and requirements
- Make plans that exist work
- We are not convinced this is a problem
- Each area's uniqueness is important

Housing for all Incomes

- Local plan control for targets for affordable housing
- Require new industry to bear partial burden for housing in the attached employees

Agriculture

- Increase incentives for retiring development rights
- Conservation easements
- Require certain areas be put in permanent urban boundaries for view sheds
- Permanent ag preserves

Team 6



Important Planning Features:

- Infill cities and community design
- Cities agree to add population and density to their general plans
- There would be a major redevelopment effort by county to create infrastructure for growth

Top Added Policies:

- Support and improve public education, grade school through university
- Recognize limitations of agriculture and tourism as economic engines
- Agriculture must evolve to become compatible with population growth and natural resource protection
- Trader Joes in Visalia

Air Quality

- Concentrate development/enhance public transportation
- Solar energy

Water Supply

- Enhance water use efficiency and conservation
- Appropriate planting/landscaping on all levels public and private
- Educate then enforce

Water Quality

- Phase out water/pesticide intensive crops
- Educate then enforce
- Watershed protection
- Rationalize water law

Education and Training

- Public university
- Tulare County representative on Board of Regents
- Improve education (look what works well in Woodlake)

Infrastructure

- Trader Joes
- Expand fiber optics
- Family planning

Economic Diversity

- Agriculture is killing us and has created the problems above

Expanding Tourism

- Expanding tourism is not even close to being the answer

Natural Resources

- Modify agriculture practices for increased compatibility with natural resources (water, fuel, pesticide, burning, soil)
- Enforcement

Planning Consistency

- Accommodate local visions and planning needs
- Enhance consultation with NPS, UFS, BLM, etc.

Housing for all Incomes

- Designate some of the development fees for affordable housing

Agriculture

- Plant appropriate crops (low water and chemical use)
- Agriculture must learn to be more compatible with population

Team 7



Important Planning Features:

- City centers add population and density
- Retain rural character outside of cities
- Compact development supported by transit

Top Added Policies:

- Put land use changes for agriculture lands to general vote
- Policy to encourage local stakeholder solutions
- 2 and 3 story buildings with shops below/apartments/condos above

Top 4:

- Promote clean public transportation
- Enforce existing environmental regulations/implement existing plans to protect/improve air and water quality
- Look at NCCP model for Tulare County
- Protect rural character

Air Quality

- Remove gross polluters
- Eliminate exemptions for agriculture
- Develop high-speed rail/clean mass transit
- Ban burning by homeowners—eliminate burn permits
- Enforce existing air quality regulations

Water Supply

- Do not promote the use of surface water
- Reward conservation/emphasize conservation (see Monterey County)
- Promote collaborative water use planning vs. regulatory
- Encourage models of stakeholder collaboration
- Promote technology for use in agriculture
- Control water use and quality in existing communities

Water Quality

- Limit development in riparian corridors (direct away from)
- Enforce CEQA
- Re-establish Kaweah Tule Watershed Management Council
- Enforce clean agricultural practices

Education and Training

- Increase availability of vocational training
- Teach life skills
- Promote e-waste training
- Promote jobs for returning grads
- Promote state/private college in Tulare County

Infrastructure

- Raise development fees to support Visalia Waterways Trails Master Plan
- Provide bicycling and walking trails between cities
- Expand public transportation
- Generate local revenue to develop basic services (e.g., fire protection in rural areas)

Economic Diversity

- Expand vocational training programs
- Attract 4-year college/university
- Open libraries 5+ days per week

Expanding Tourism

- Expand public transit to visitor destinations
- Collaboration among Tulare County chambers of commerce to publicize nature reserves/festivals/cultural events
- Provide assistance/guidance to local communities regarding how to plan for and accommodate tourism and attendant impacts

Natural Resources

- Promote natural community conservation plans—promote
- Enforce existing state and federal environmental regulations (e.g., enforce Fish and Game rules regarding beneficial and reasonable use of water)
- Identify areas for protection of natural habitat, such as Blue Oak woodland, riparian, vernal pools

Planning Consistency

- Implement existing codes, regulations and plans
- Integrate existing foothill community plans into current planning effort

Housing for all Incomes

- Mixed-use development in downtown areas
- Set targets for affordable housing in ALL communities

Agriculture

- Limit range of non-agricultural uses in areas designated
- Promote continued use of Williamson Act
- Fresno County open space mitigation program–trust fund for mitigating development of agricultural lands
- Use conservation easements
- Establish growth boundaries

Team 8



Important Planning Features:

- Emphasize community design and compact development; limit impact on agricultural land and conserve resources
- Water supply
- Air pollution

Top Added Policies:

- Tax incentives: alternative fuel, conservation
- Bring UC/CSU to Tulare County
- Encourage mixed-use housing

Air Quality

- Tax incentives: alternative fuel, conservation

Water Supply

- Agricultural business and residential conservation programs/guidelines/incentives

Water Quality

- Penalties for polluters

Education and Training

- Incentives for retaining high school and college grads in county
- Bring UC/CSU to Tulare County

Infrastructure

- Better cost effective use of established funds for roads—do it better with the same number of jobs

Economic Diversity

- Actively pursue cutting edge industries—jobs, retain high school and college grads (no Wal-Mart)
- Bring Trader Joes (good paying jobs with desired commodities)

Expanding Tourism

- Promote natural and cultural roadside attractions/driving tours
- Promote shoulder/off-season tourism—economic development
- Rails to trails

Natural Resources

- Develop ecosystem level goals/objectives for each watershed/river basin—holistic approach
- Pursue resource violations/violators—hold them accountable

Planning Consistency

- Develop framework for participation across agency and administrative boundaries
- Consistent zoning

Housing for all Incomes

- Encourage mixed-use housing

Agriculture

- Retain tax incentives for conservation easements