

# BOARD UPDATE



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**Update:** Following the Technical Advisory Committee meeting on April 3, 2006, a small change was made on Page 7 (UDB definition) and the last bullet on Page 16.

## Objectives

The purpose of this report is to provide the Board of Supervisors and the public with an update on the General Plan program. Specifically, this update focuses on four items:

- Provide an update on the General Plan's progress and schedule for completion in 2006.
- Discuss the documents that make up the General Plan program and the organization of the plan.
- As part of the updated General Plan, communities and hamlets will be used to direct future growth and

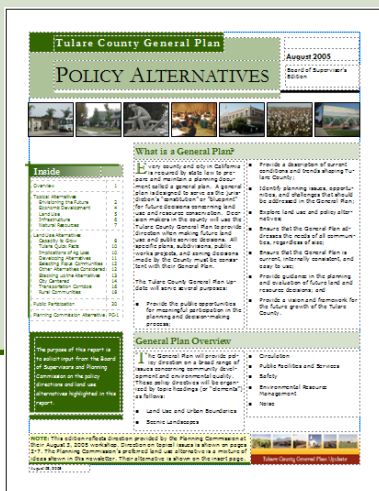
enhance the quality of life in the unincorporated parts of the county. The General Plan will also be used to enhance the rural/agricultural areas of the county. An update on this new concept will be provided.

- A key document in the General Plan program is the Environmental Impact Report (EIR). As part of the General Plan program, and the EIR, a set of alternatives needs to be evaluated in order to provide the Board, Planning Commission, and the public a better understanding of the choices being made.

## To Find Out More ...

The information discussed in this document builds on the "Policy Alternatives" newsletter (last revised in August 2005). This newsletter can be downloaded from the Tulare County General Plan website at:

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



## General Plan Schedule

The General Plan update remains on-track for completion by the end of 2006. The Goals and Policies Report and Environmental Impact Report (EIR) will both be published for public review in early July. To introduce these documents and provide opportunities for public input, community workshops will be held in several locations in the county.

Public hearings with the Planning Commission and Board of Supervisors will be held in two sets. The first set will review the draft General Plan documents and provide opportunities for the public to find out more about the General Plan and provide comments on the documents. A second set of hearings will be held to finalize the General Plan and discuss the findings of the final EIR.

Year	2006											
Month	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec
Fiscal Year	FY 05/06						FY 06/07					
Phase 3	1. Project Initiation (includes on-going website maintenance and newsletters)											
Phase 4	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p>6. Draft GP 2025</p> <p>County Comments on Background Report</p> </div> <div style="width: 20%;"> <p>7. Draft EIR NOP</p> <p>30 day NOP Review</p> </div> <div style="width: 40%;"> <p>8. Public Review of Draft General Plan &amp; EIR</p> <p>45 day EIR Review</p> <p>9. Final GP 2025 &amp; FEIR</p> <p>10. Final Document</p> </div> </div>											
Phase 5	11. Implement. Preliminary											
Milestones												
Reports		Alternatives Direction		Background Report		Draft GP				Final Documents	Implementation Report	
Newsletters						Draft GP (Task 1.7)						
Technical Advisory Committee (Task 1.4)		TAC - Alternatives		TAC - Policy		TAC - GP /						
Public Workshops				EIR Scoping		Draft GP (Task 8.1)						
Public Hearings / Study Sessions			PC & Board Update	PC & Board Update			Hearings	Hearings		Hearin	Hearin	



**Project Schedule**  
**TULARE COUNTY GENERAL PLAN 2030 AND EIR**  
 Tulare County, California

Mintier & Associates  
 Matrix Design Group  
 URS  
 RACESTUDIO  
 Omni-Means  
 Applied Development Economics  
 Land Use Associates

## General Plan Documents

The Tulare County General Plan update includes the preparation of a number of major documents. These documents can be divided into two sets: General Plan documents (adopted); and General Plan supporting documents used to assist in the decision-making process, but not a part of the adopted General Plan.

### Adopted General Plan Documents

**General Plan Executive Summary.** This document provides an overview of the General Plan and its component documents. It describes the Planning Area, summarizes the General Plan's objectives, provides a brief overview of existing conditions, summarizes the issues raised during the preparation of the General Plan, and summarizes the environmental impacts associated with the General Plan.

**Goals and Policies Report.** This report is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the county. It also identifies a full set of implementation measures that will ensure the goals and policies in the General Plan are carried out.

**Background Report.** This report provides a detailed description of the conditions that existed within the Planning Area during the development of the General Plan. For the Tulare County General Plan, the Background Report reflects conditions within the Planning Area in 2005.

### General Plan Supporting Documents

**Policy Alternatives Report.** This report discusses the major planning issues facing the County and alternative approaches to address these issues. The report distills the input of the public, members of the Tulare County Board of Supervisors and Planning Commission, the General Plan Technical Advisory Committee (TAC), and County staff.

**Environmental Impact Report.** The Environmental Impact Report (EIR) prepared for the General Plan is designed to meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission, Board of Supervisors, the public, and interested public agencies will use the EIR during review of the draft General Plan in order to understand the potential environmental implications associated with implementation of the General Plan.



## General Plan Organization

The Tulare County General Plan sets out a hierarchy of goals, policies, and implementation programs designed to guide future development in the county. To provide an easy-to-use format, the Goals and Policies Report is divided into four components. Each component contains a set of related elements that have been grouped together based on the close relationship of those elements.

Each component will start with an overview of the elements contained in that component and present the guiding principles used in the preparation of these elements. The individual elements will build on these guiding principles, with each element containing a set of

goals, policies, and implementation measures that will be used to guide the future of the county.

In each element, goals and policies are numbered according to the topic they address. In the following discussion, a one-, two-, or three-letter acronym is given to identify each element. This acronym is used to identify all goals and policies in a given element, and is used to identify which policy and implementation measures go together. For example, goals and policies for Land Use have the acronym "LU."

The Goals and Policies Report is organized as described below.



### A. General Plan Framework

This component is an overview of the Goals and Policies Report, providing a profile of Tulare County and establishing a planning framework for the County.

#### Tulare County Overview

The introduction covers general plans in California, the design of the Tulare County General Plan, and organization of this Goals and Policies Report. This section also provides a brief profile of the communities and cities that make up Tulare County. These profiles provide insight into demographics, economics, history, public services and facilities, and infrastructure.

#### Planning Framework

**PF**

This element provides the framework for planning in the county, including a description of regional planning and community planning areas. This element will describe the creation of community growth boundaries in relation to unincorporated communities, define parameters for growth in unincorporated areas outside of communities (including guidance on new towns), and describe the relationship between unincorporated areas and cities.



### B. Tulare County Prosperity

This component includes the elements that shape the county's land use and economic futures.

#### Economic Development

**ED**

This element establishes the goals, policies, and implementation measures to encourage and guide economic development within the county.

#### Agriculture

**AG**

As a key component of the county's economy, this element will provide a single location to draw together the range of policy tools needed to protect and enhance this segment of the county's future.

#### Land Use

**LU**

This element establishes the policy direction that will be used to guide the development of residential, commercial, industrial, and other land uses in the county.

#### Housing (existing element)

**H**

In compliance with the detailed requirements of State law, this element identifies housing needs and sets out policies and programs to meet those needs.



### C. Tulare County Environment

This component covers topics related to natural and cultural resources and public health and safety.

<b>SL</b>	<p><b>Scenic Landscapes</b></p> <p>This element covers the organizing features, such as rural landscapes, scenic corridors, and urban forms that make Tulare County unique.</p>
<b>NCR</b>	<p><b>Natural and Cultural Resources</b></p> <p>This element identifies goals, policies, and implementation measures to ensure the appropriate use, enjoyment, and protection of natural and cultural resources in Tulare County.</p>
<b>AQ</b>	<p><b>Air Quality</b></p> <p>This element covers issues related to the protection and improvement of air quality in the county.</p>
<b>HS</b>	<p><b>Health and Safety</b></p> <p>This element presents the goals, policies, and implementation measures as they apply to noise, geologic/seismic hazards, flood hazards, man-made hazards, and emergency operations plans.</p>



### D. Tulare County Infrastructure

This section covers the infrastructure systems necessary to ensure adequate services and capacity of desired growth.

<b>TC</b>	<p><b>Transportation and Circulation</b></p> <p>This element identifies goals, policies, and implementation measures to ensure that transportation and circulation needs are met within the county.</p>
<b>PFS</b>	<p><b>Public Facilities and Services</b></p> <p>This element presents goals, policies, and implementation measures to ensure the provision of such public facilities and services as water, solid waste, wastewater, electricity and gas, fire protection, telecommunications, law enforcement, and schools.</p>

### Key Policy Direction

Based on workshops with the public, Planning Commission, and Board of Supervisors, the following key policy directions were given to help form the basis for the General Plan update.

- Provide opportunity for unincorporated communities to grow
- Reduce rural residential development potential (e.g., 2½ acre lots)
- Facilitate privately-funded upgrading of facilities in unincorporated communities in conjunction with new development
- Allow existing, permitted facilities in rural areas to be used for new businesses (including non-agricultural uses) if they provide employment
- Direct new agricultural processing inside UDBs (and Community Growth Boundaries)



## Planning for Opportunities

In the General Plan update, a new planning framework will be developed that will play a significant role in meeting key policy directions identified on the previous page.

### How is this Accomplished?

The key to meeting these policy directions is through development of a system of area designations (city UDBs, Community Growth Boundaries, Hamlet Boundaries, Places, and other unincorporated areas) and then matching land use planning needs to each area designation. Specifically, land uses will be tailored to match the location. For instance, residential development will be significantly restricted outside of cities, communities, and hamlets in order to protect viable agricultural areas and help to enhance the communities by encouraging growth within their boundaries.

The boxes on pages 6 and 7 describe the basic policy ideas that carry out this concept. Following this is a more detailed discussion of communities and hamlets in the county.

### Cities

- Working with the cities, verify and update the UDBs for each to provide adequate areas to support growth over the 25-year General Plan timeframe.
- UDBs will be set to encourage infill development and higher density development (i.e., avoid sprawl).
- UDBs will be set to provide for appropriate urban separators between developed areas (both cities and unincorporated communities).
- Promote incorporation of unincorporated islands that are surrounded on three or more sides by a city.
- Promote extension of infrastructure to serve communities and unincorporated areas with current infrastructure failures.

### Communities

- The Community Growth Boundaries (CGB) established in the General Plan update will be a key element in future planning. Areas within CGBs are presumed suitable for urban development in keeping with their adopted community plans.
- CGBs will be sized and located to:
  - Provide sufficient area to allow a range of potential growth scenarios;
  - Define a boundary that provides for the efficient provision of services;
  - Avoid isolated areas or strips of development that may impact agricultural viability; and
  - Promote a compact development pattern.
- The General Plan will create one consolidated set of land use categories for all communities. This land use set will allow for a wide variety of residential, commercial, industrial, and public service land uses. The land use categories will also include the provision for mixed use categories.
- All communities will update and maintain a community plan. Communities will also utilize specific plans to create or enhance public use areas (town centers, main street corridors, etc.)
- As appropriate, County facilities will be located inside CGBs. The County will also work with other agencies to encourage their facilities, such as schools, to be located within CGB.
- The General Plan will include community standards for infrastructure, services, and design that will be used to evaluate new development and plan for revitalization efforts.
- Encourage the location of new industrial development in the county within a CDB.
- County commits to working with communities to enhance infrastructure through private investment, fees, grants, and redevelopment.

## Hamlets

- Hamlet boundaries will be defined to delineate the existing area core with limited areas for expansion.
- The General Plan will create one consolidated set of land use categories for all hamlets. The allowed land uses will be a subset of the communities, providing for a more limited set of residential, commercial, industrial, and public service land uses.
- Land use changes in hamlets will fall under the current system used in the Rural Valley Lands Plan. No separate land use plan is proposed.
- New development will follow a more rural development standard than communities, but will include requirements for adequate parks, greenways, and public facilities.

## Places

- The smallest designated area. These areas will be identified, but will not have an assigned boundary.
- Limited residential development will be allowed if adjacent to existing residential development.

## Key Terms - Growth Boundaries

The County currently uses two key terms when defining areas for future growth around existing unincorporated communities and the incorporated cities. **Urban Development Boundary (UDB)** represents the area the County designated as a 20-year growth boundary. The **Urban Area Boundary (UAB)** represents the area designated by the County as a long-term growth boundary for a city or community. In the updated General Plan, this is proposed for the following changes:

- **UDB** will remain in use for incorporated cities, but will be expanded to a 25-year boundary.
- For communities, a **Community Growth Boundary (CGB)** will be established.
- A new designation, **Hamlet Boundary (HB)** will be used to define developed areas around hamlets.

## Other Unincorporated Areas

- Areas currently designated for residential land uses will be designated as "Existing Rural Residential" and will be frozen at current development levels/locations.
- New residential in viable agricultural areas will be limited to 1 unit / 40 acres. Existing residential uses in these areas will not be allowed lot splits below the 40 acre minimum.
- Reuse of existing industrial infrastructure will be encouraged. New industrial development will be encouraged to locate in a CGB or along major thoroughfares (highways or major arterials).
- Include provisions for ag-tourism uses.

## New Towns

New towns are currently allowed under the existing General Plan. Policy ILU.A.3. of the Tulare County General Plan Policy Summary (1985) states:

"The development of new communities should be discouraged, at least to the extent that haphazard attempts at community development away from established urban centers should be discouraged. However, should circumstances appear to justify development of a "planned" community with its own complex of residential, commercial, industrial, public use areas; and related facilities, it would have to be judged on its individual merits and functions as it would affect the area as a whole and other policies and proposals of the General Plan."

The General Plan update will take this a step further by including a set of criteria that will be used by the County in evaluating future new town proposals (or major expansions of existing communities). No specific new towns/locations will be identified in the General Plan.

## Communities

A key component of the new General Plan will be policies targeted at the success of the unincorporated communities and hamlets within the county. As described by the Board of Supervisors, the General Plan should be designed to promote the theme "Planning for Opportunity."

### Criteria For Defining A "Community"

In defining communities, the County relied upon the definition used for Census Designated Places (CDP) as defined by the 2000 U.S. Census. The Census Bureau works with local participants to delineate boundaries for CDPs. By defining CDPs, the Census Bureau can tabulate and disseminate data for localities that otherwise would not be identified as places in the decennial census data products. The CDPs are also used by the Tulare County Association of Governments (TCAG) for tracking statistics for the County. But more than just a convenient statistical measure, the criteria used to define CDP is closely aligned with the concept of communities as used in the General Plan.

Communities (and CDPs) are defined as closely settled, named, unincorporated communities that generally contain a mixture of residential, commercial, and retail areas similar to those found in incorporated places of similar sizes. Each community will contain an identifiable core encompassing the area that is associated strongly with the community and contains the majority of the community's population, housing, commercial structures, and economic activity. A community must comprise a reasonably compact and continuous land area internally accessible to all points by road. A community encompasses the surrounding closely settled territory associated with the place name.

There are no minimum or maximum population thresholds for recognition as a community.

### Is There Room to Grow?

The table below shows the 2000 Census population of each CDP, which covers an area somewhat larger than the Community Growth Boundaries shown on the following pages. For each community, the table also shows the percent of the county's total population residing in the community and an estimate of the population capacity within the existing UDBs/UABs (rounded down to the nearest 50 persons).

Communities in Tulare County			
Community	2000 Population	% of County	Remaining Capacity
Alpaugh	761	0.2%	700
Cutler-Orosi	11,809	3.2%	26,750
Ducor	504	0.1%	4,950
Earlimart	6,583	1.8%	16,950
East Porterville	6,730	1.8%	7,350
Goshen	2,394	0.7%	1,000
Ivanhoe	4,474	1.2%	4,350
Lemon Cove	298	0.1%	2,900
London	1,848	0.5%	4,100
Patterson Tract	1,151	0.3%	2,250
Pixley	2,586	0.7%	12,100
Plainview	1,060	0.3%	1,450
Poplar-Cotton Center	1,496	0.4%	6,000
Richgrove	2,723	0.7%	50
Springville	1,109	0.3%	1,400
Strathmore	2,584	0.7%	5,400
Terra Bella	3,466	0.9%	7,200
Three Rivers	2,248	0.6%	9,850
Tipton	1,790	0.5%	5,100
Traver	732	0.2%	1,250
Woodville	1,678	0.5%	5,050

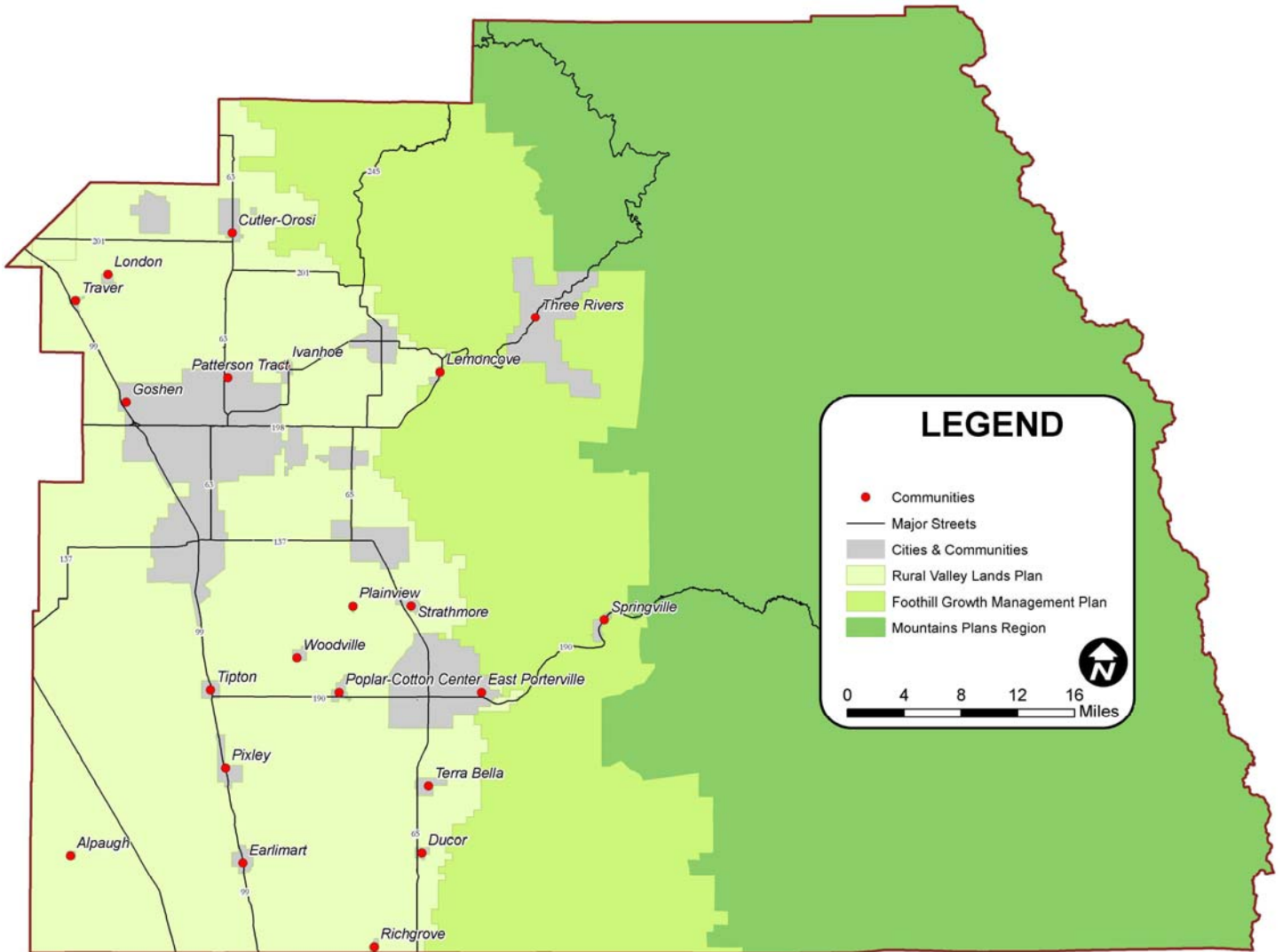
## Expansion of Community Growth Boundaries

On the following pages, Community Growth Boundaries (existing and proposed) are shown for each community. For a few communities, these boundaries are proposed for expansion. The reasons for expansion include the following.

- Adjust to match proposed or recently adopted boundaries (Ducor, Terra Bella, Tipton)
- Adjust to match parcel lines (several)

- Eliminate strips along roadways (London, Plainview, Pixley, Terra Bella)
- Adjust to encompass existing development (several)
- Adjust to reflect areas considered to be part of that community (commercial area in Lemon Cove)
- Need room to grow (Goshen, Richgrove)

## Communities in Tulare County



## Community Diagrams

The following pages contain diagrams for the 21 communities that meet the criteria described on the previous page. On the diagrams, the key feature to note is the proposed Urban Development Boundary (UDB). The UDB, or community boundary, will be used in the General Plan to specify areas that can accept future suburban and urban growth. Unincorporated areas outside these community boundaries will be limited.

The County has established boundaries for 21 communities. These boundaries are shown with a black and white dashed line on the community diagrams. Proposed changes to these boundaries are shown with a red and white dashed line. For communities without established boundaries, only the red and white dashed line is shown.

On each diagram, current land uses in the area are shown. This information was obtained from the County's geographic information system (GIS) as reported by the County Assessor's office. The symbols/colors used on the community diagrams are shown on the right.

### Current Boundaries

City Boundaries

UDB

UAB

### Proposed Boundaries

Community Boundary

Community Boundary

Hamlet Boundary

### Existing Land Use

Agriculture

Multifamily

Residential

Commercial

Industrial

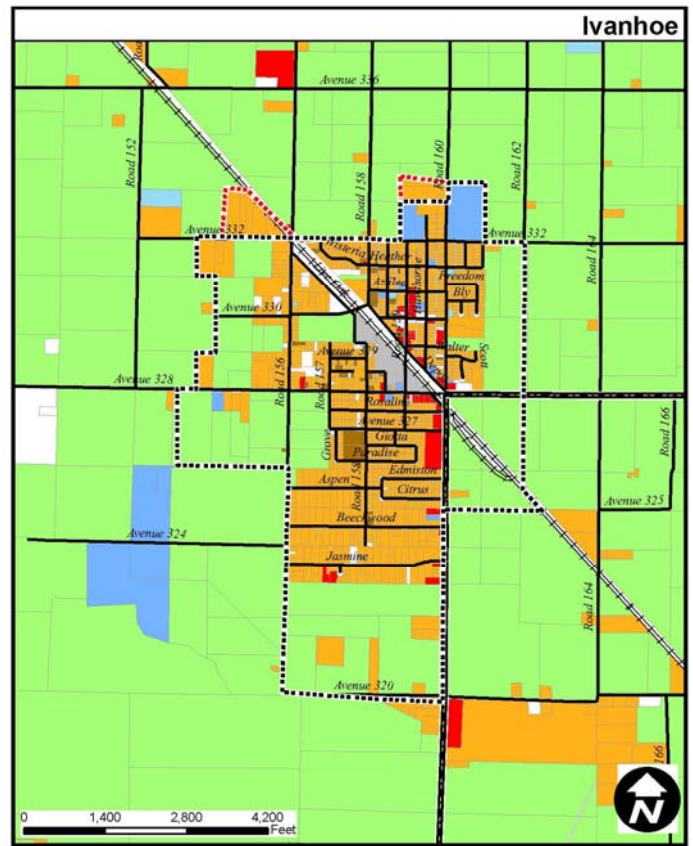
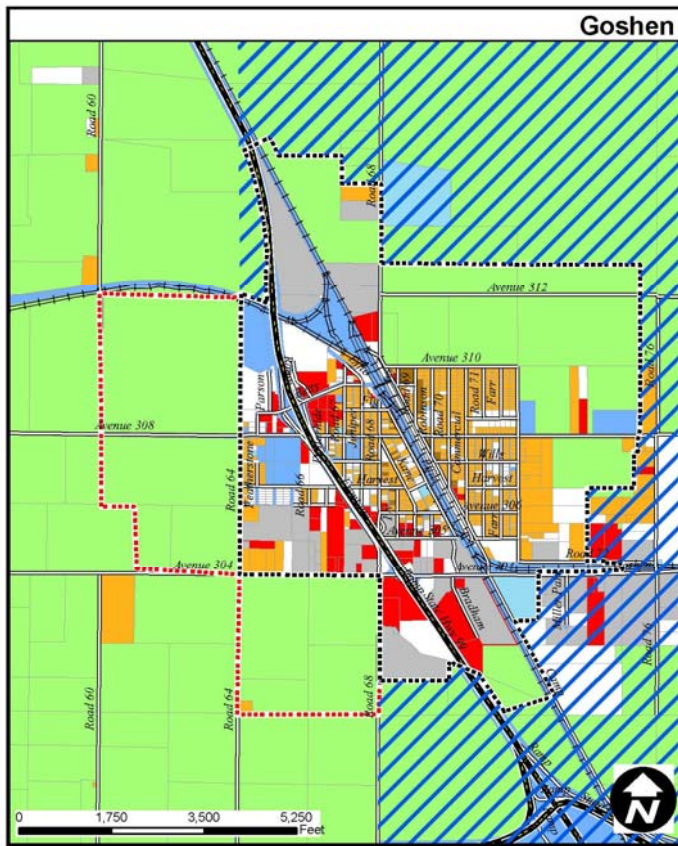
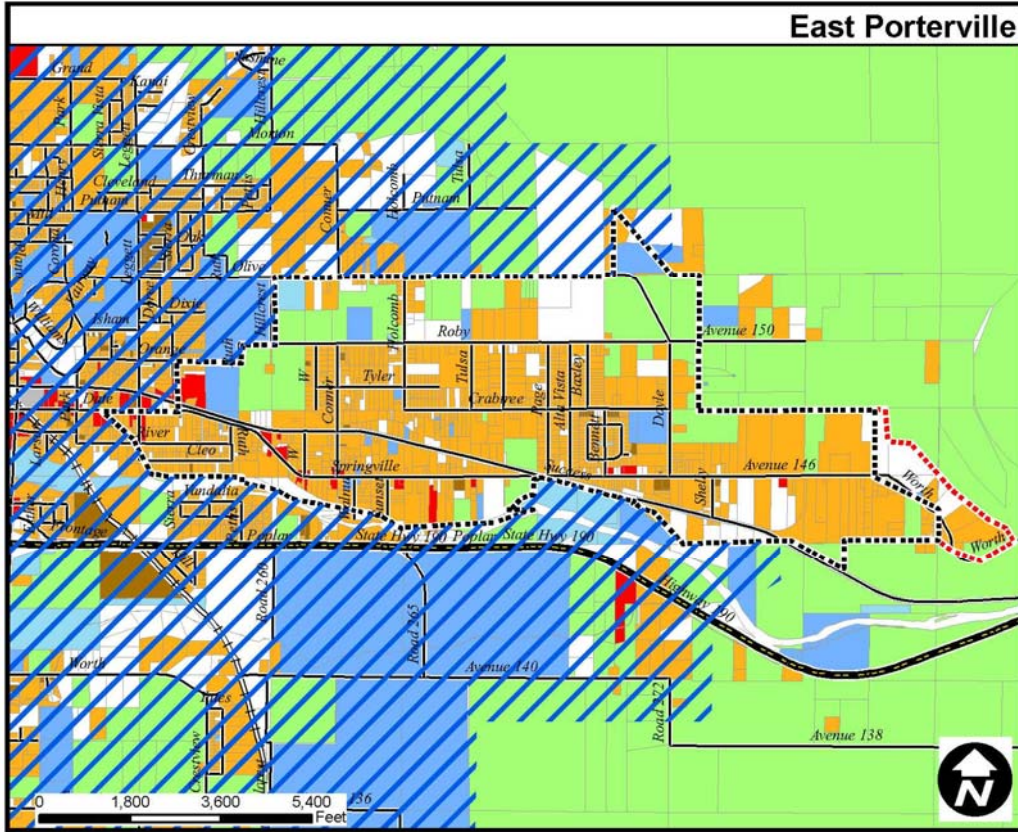
Public

Waterway

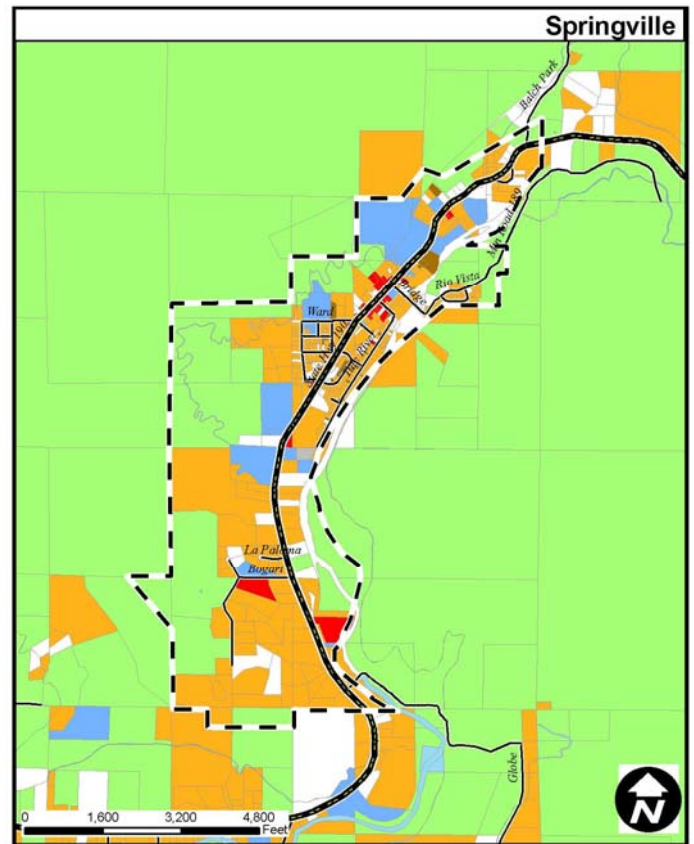
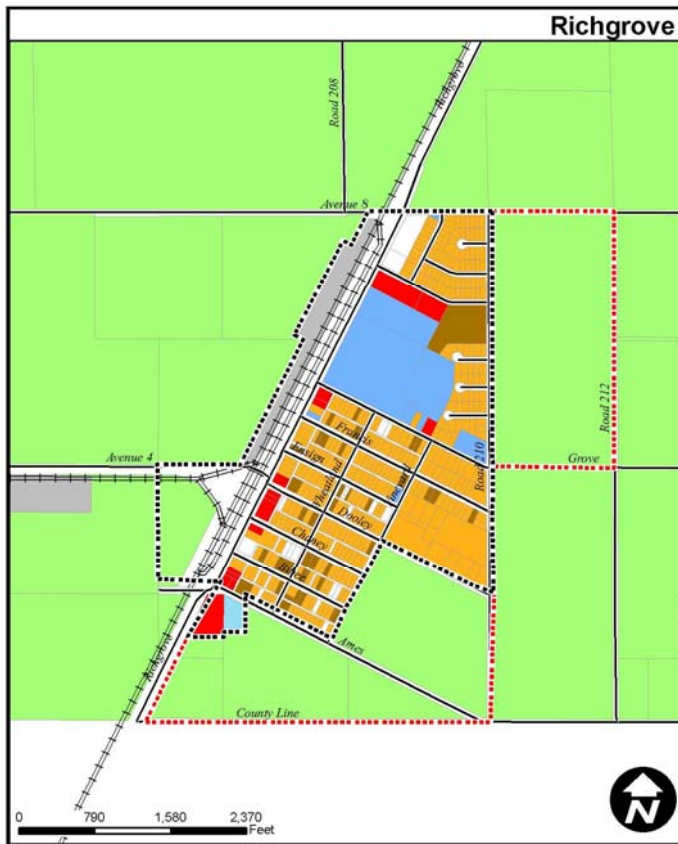
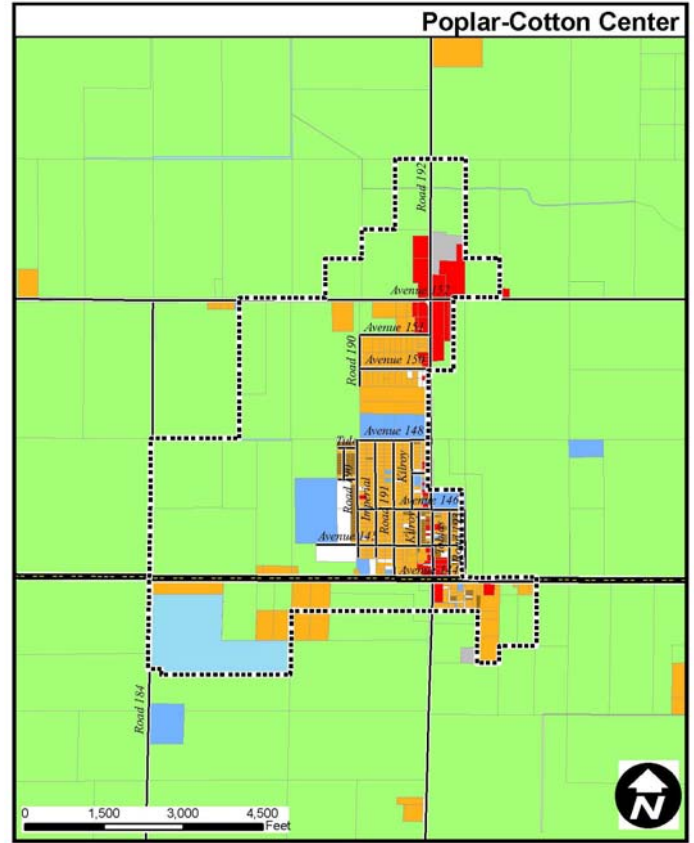
Wilderness

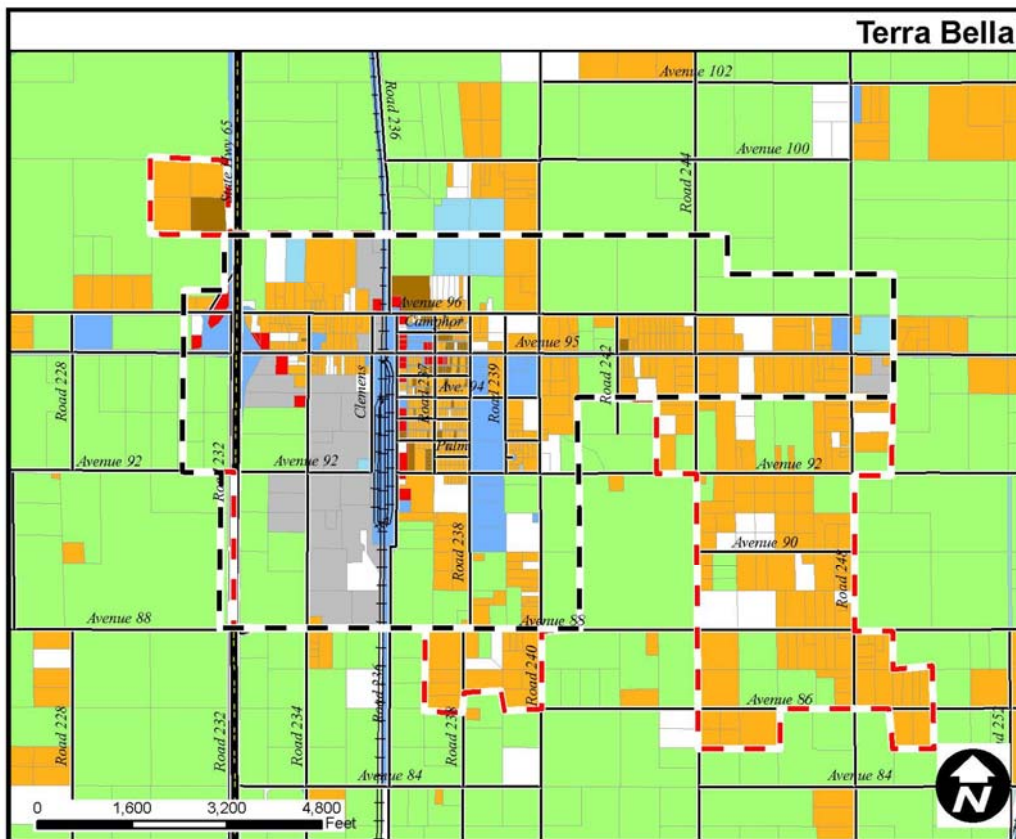
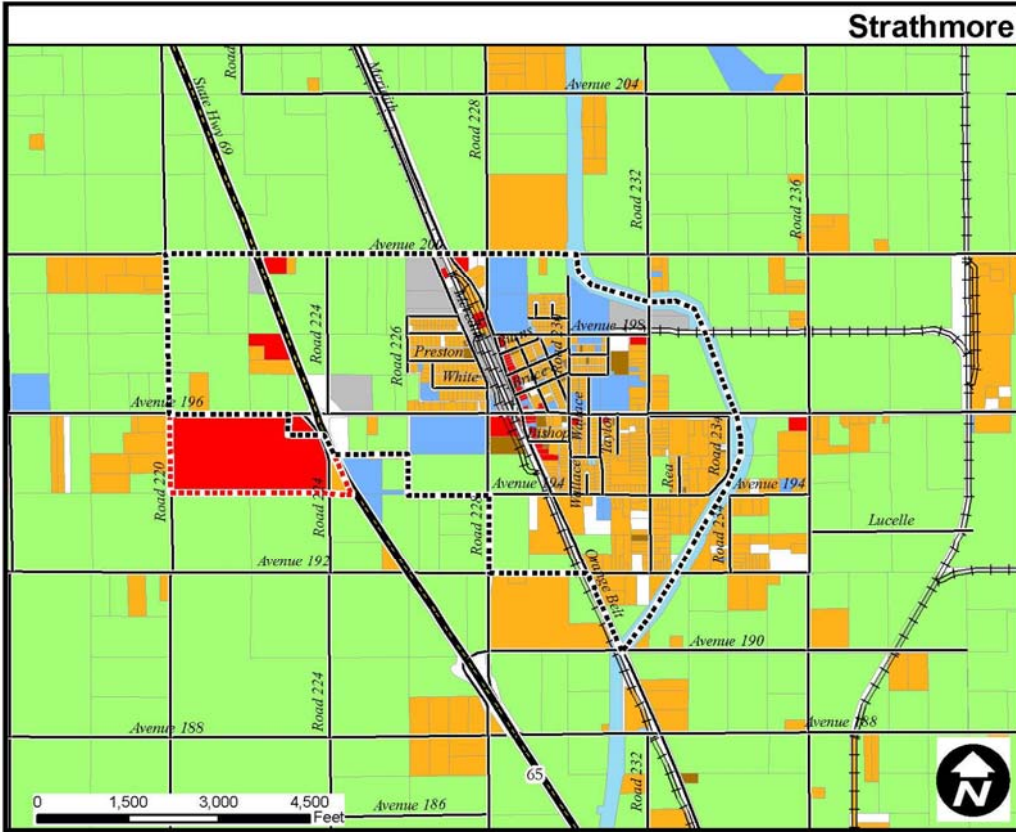
Vacant

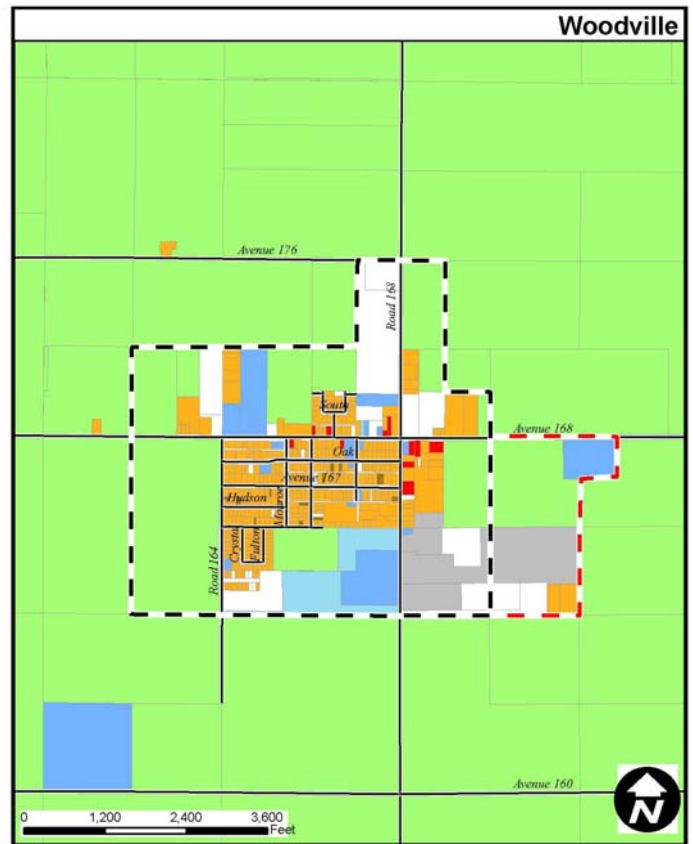
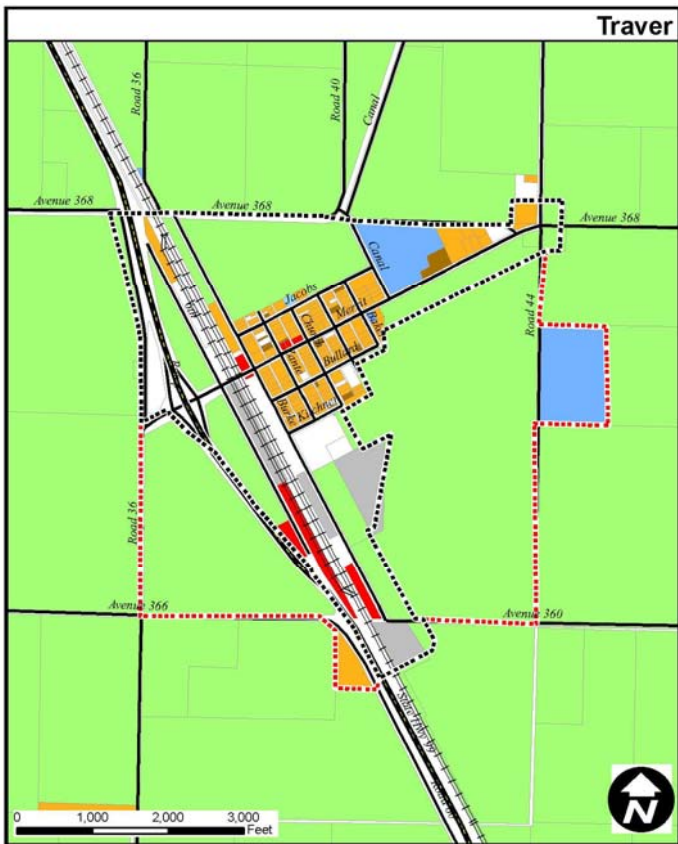
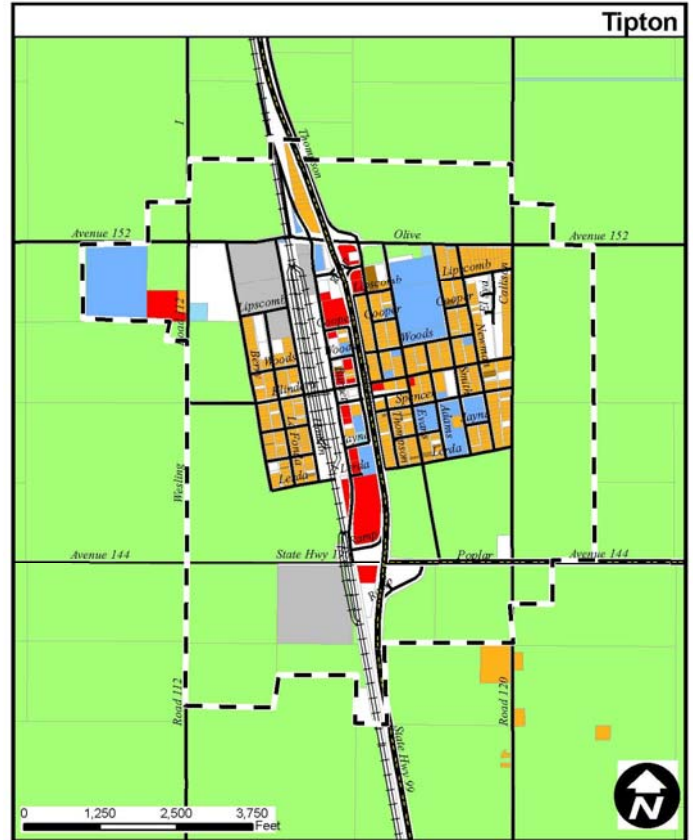
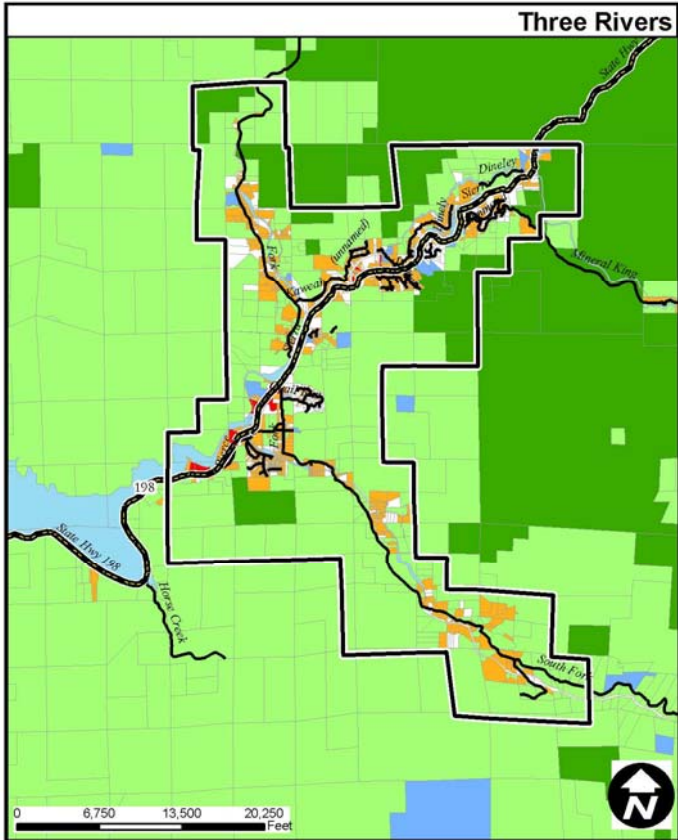












## Hamlets

In addition to communities, the County has also identified smaller, unincorporated areas that share many of the characteristics of a community, but on a smaller scale. These areas are referred to in the General Plan as “Hamlets.”

### Criteria For Defining A “Hamlet”

The following criteria were used to define an unincorporated area as a “hamlet” for purposes of the General Plan.

- A population of over 100 persons
- The population resides in the area more than nine months out of the year
- A definable core that contains at least three of the following features:
  - Special district or town council
  - Grocery store or other commercial establishment
  - Wastewater system
  - Community water system
  - Public school
  - Post office
  - Community center or other community gathering location (church, Grange Hall, etc.)
- Not in the Foothills Growth Corridor as established in the Foothills Growth Management Plan

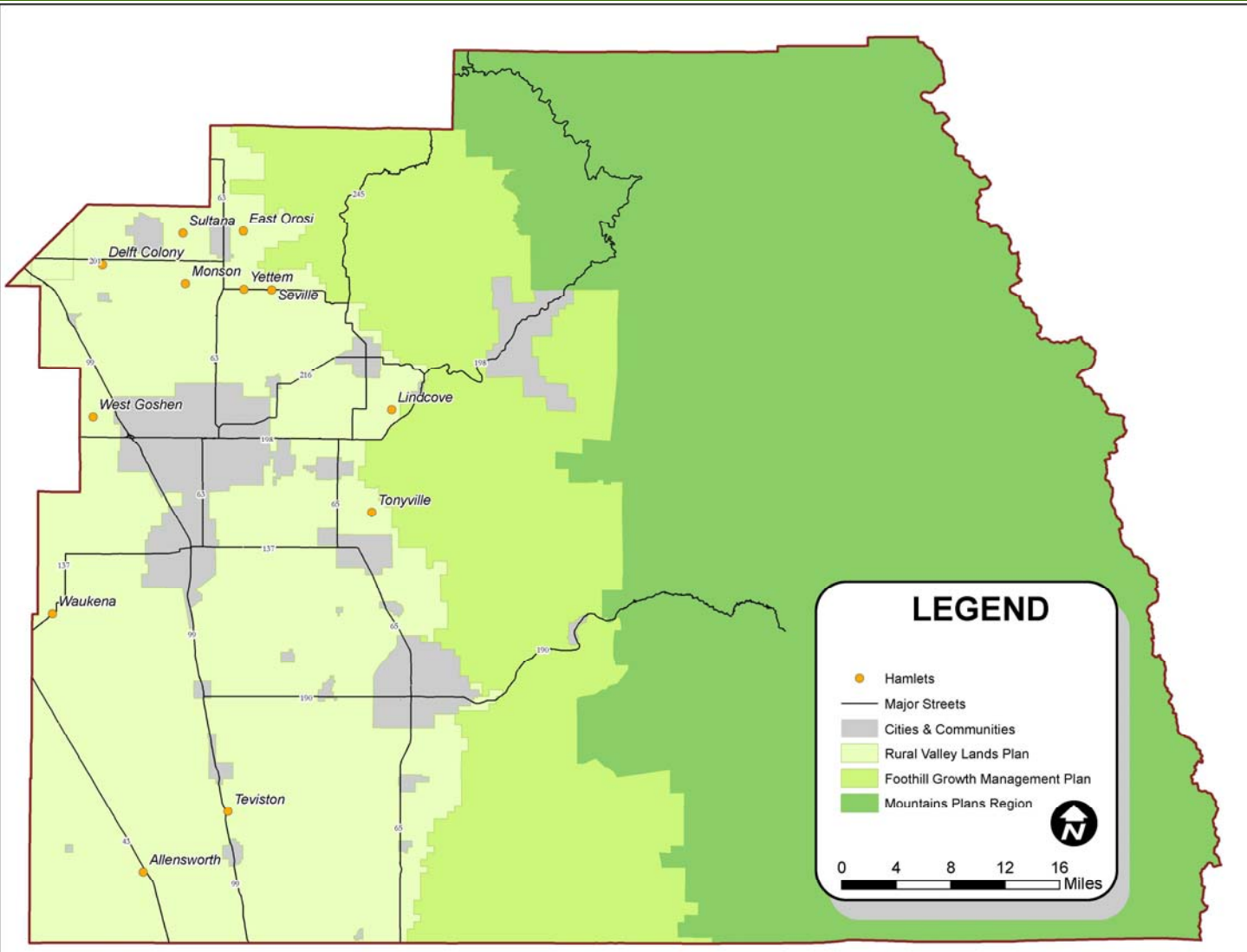
Hamlets in Tulare County	
Hamlet	Has Growth Boundary?
Allensworth	No
Delft Colony	No
East Orosi	Yes
Lindcove	No
Monson	No
Seville	No
Sultana	No
Teviston	No
Tonyville	No
Waukena	No
West Goshen	No
Yettem	No

## Establishing Hamlet Boundaries

On the following pages, diagrams showing the proposed hamlets and associated Hamlet Boundaries are shown. As a new concept, all of the boundaries have not been developed at this time. The legend to the right is used for all of the hamlet diagrams.

The Hamlet Boundaries shown on the following diagrams were developed to encompass the area typically identified with the hamlet and to provide an area for some growth. For East Orosi, a UAB has already been defined by the County. This boundary was maintained.

# Hamlets in Tulare County



### Current Boundaries

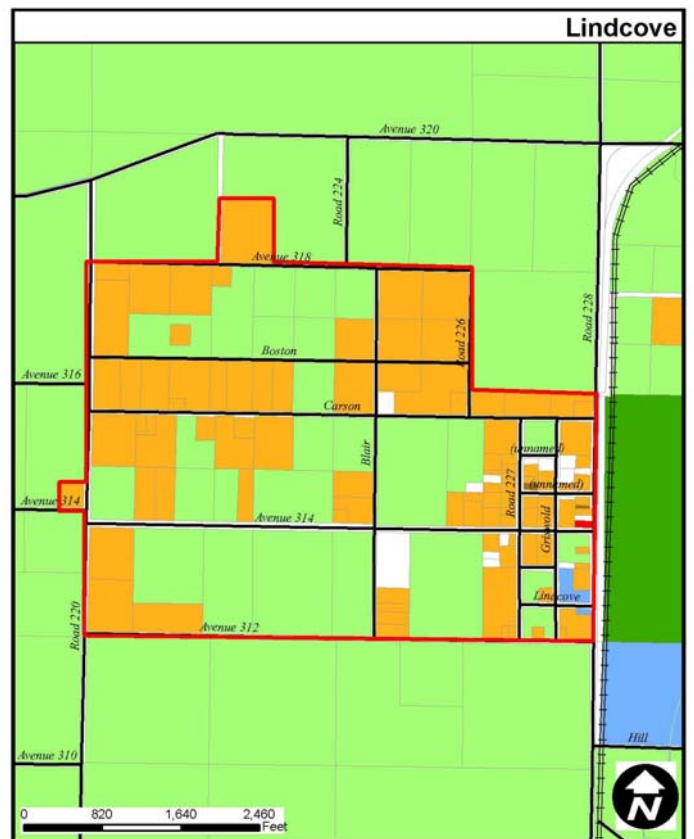
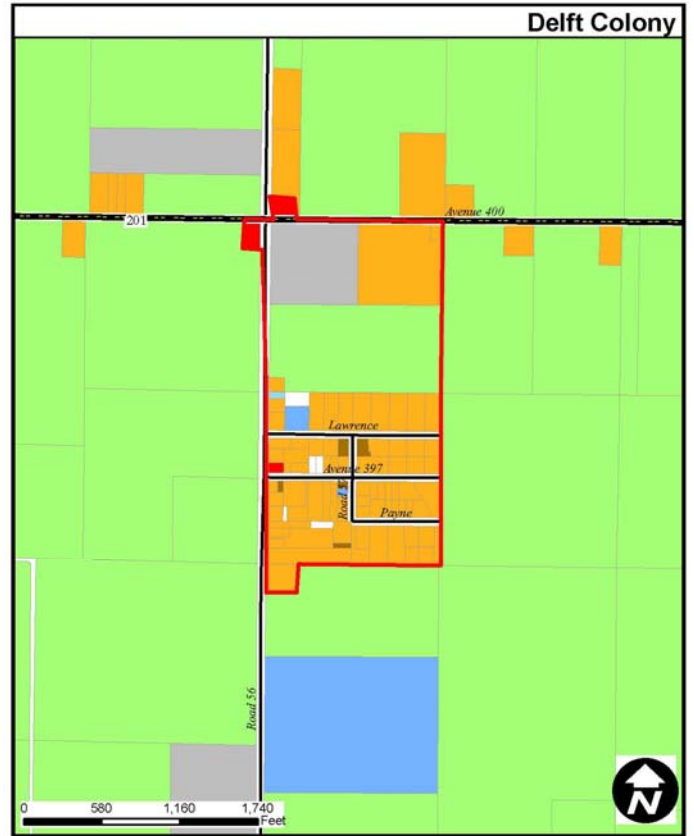
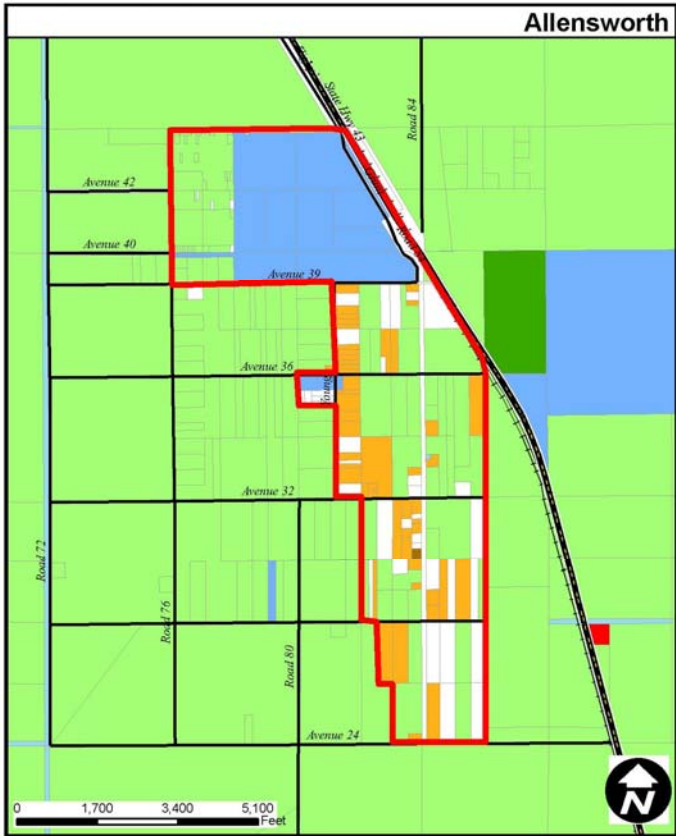
- City Boundaries
- UDB
- UAB

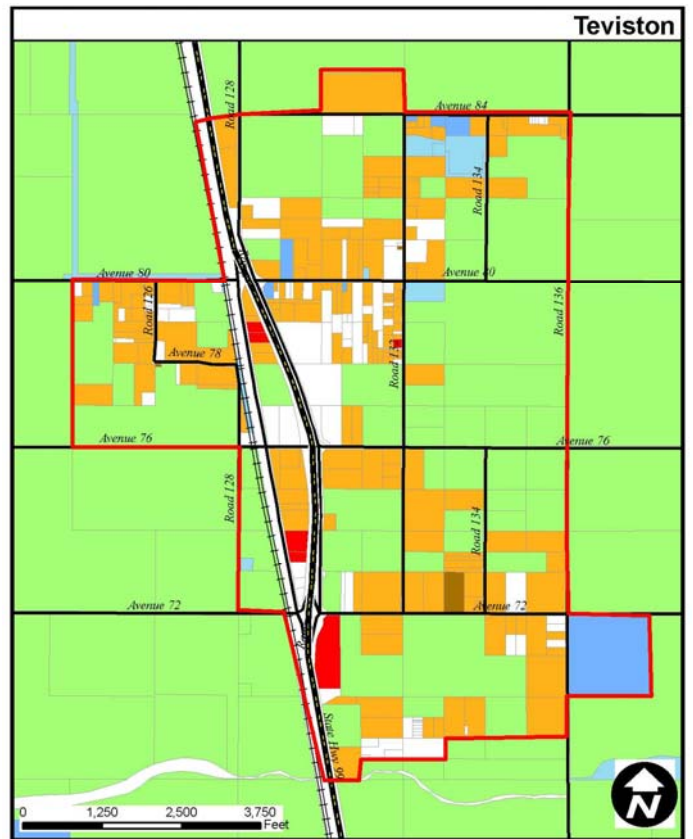
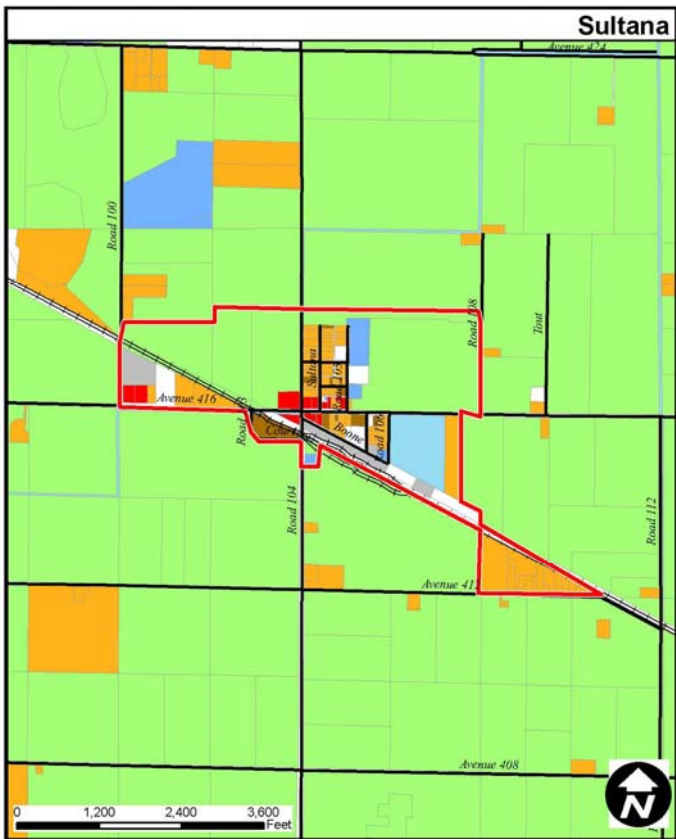
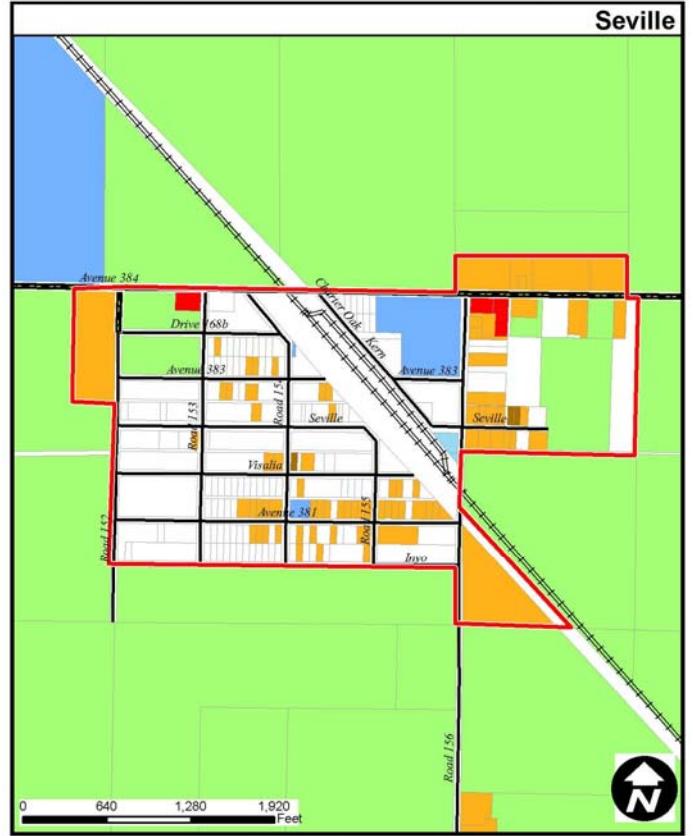
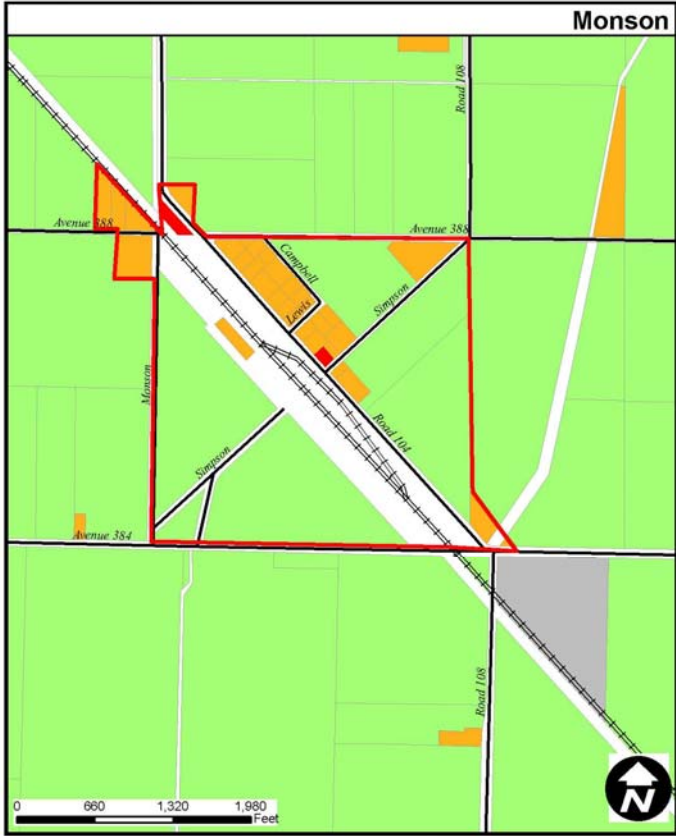
### Proposed Boundaries

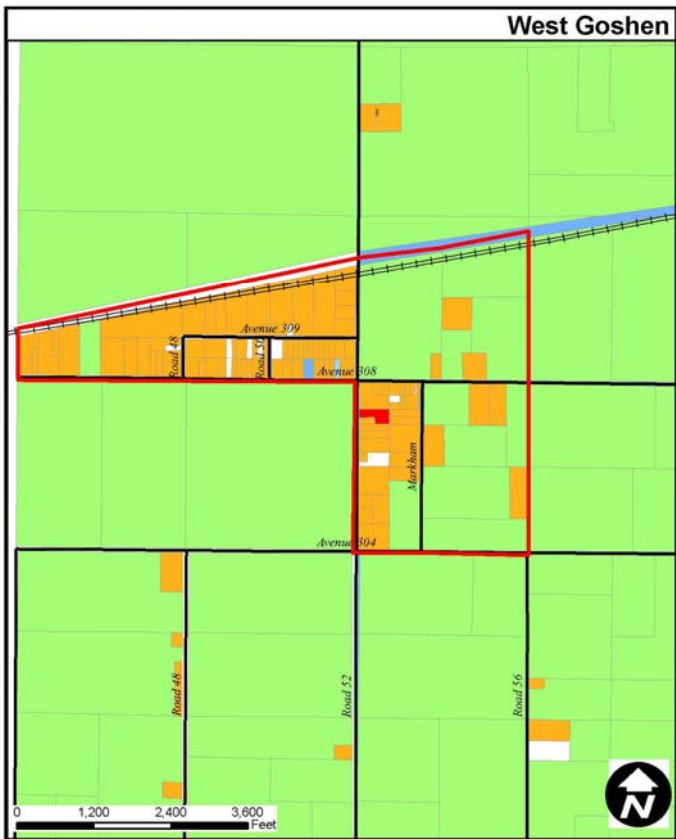
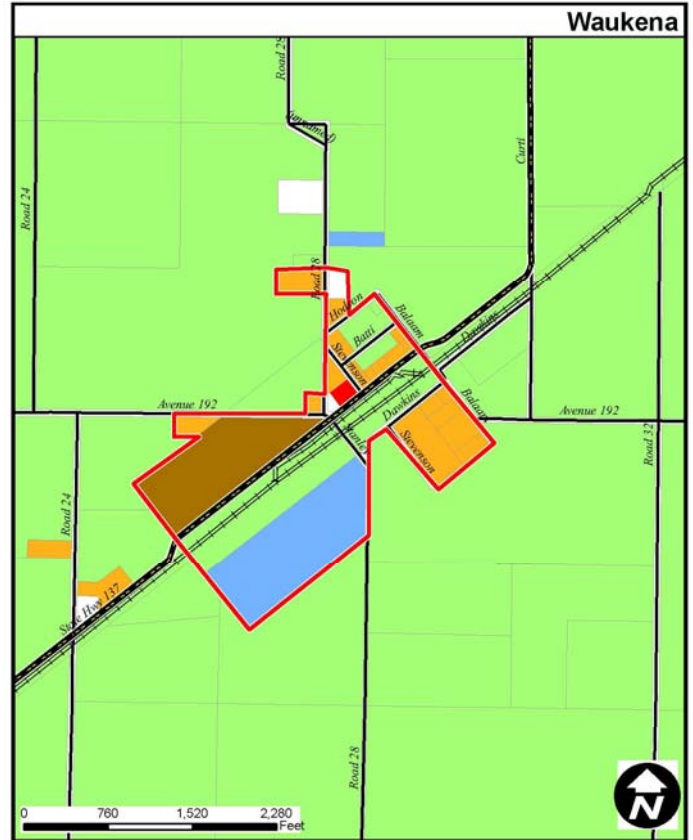
- Community Boundary
- Community Boundary
- Hamlet Boundary

### Existing Land Use

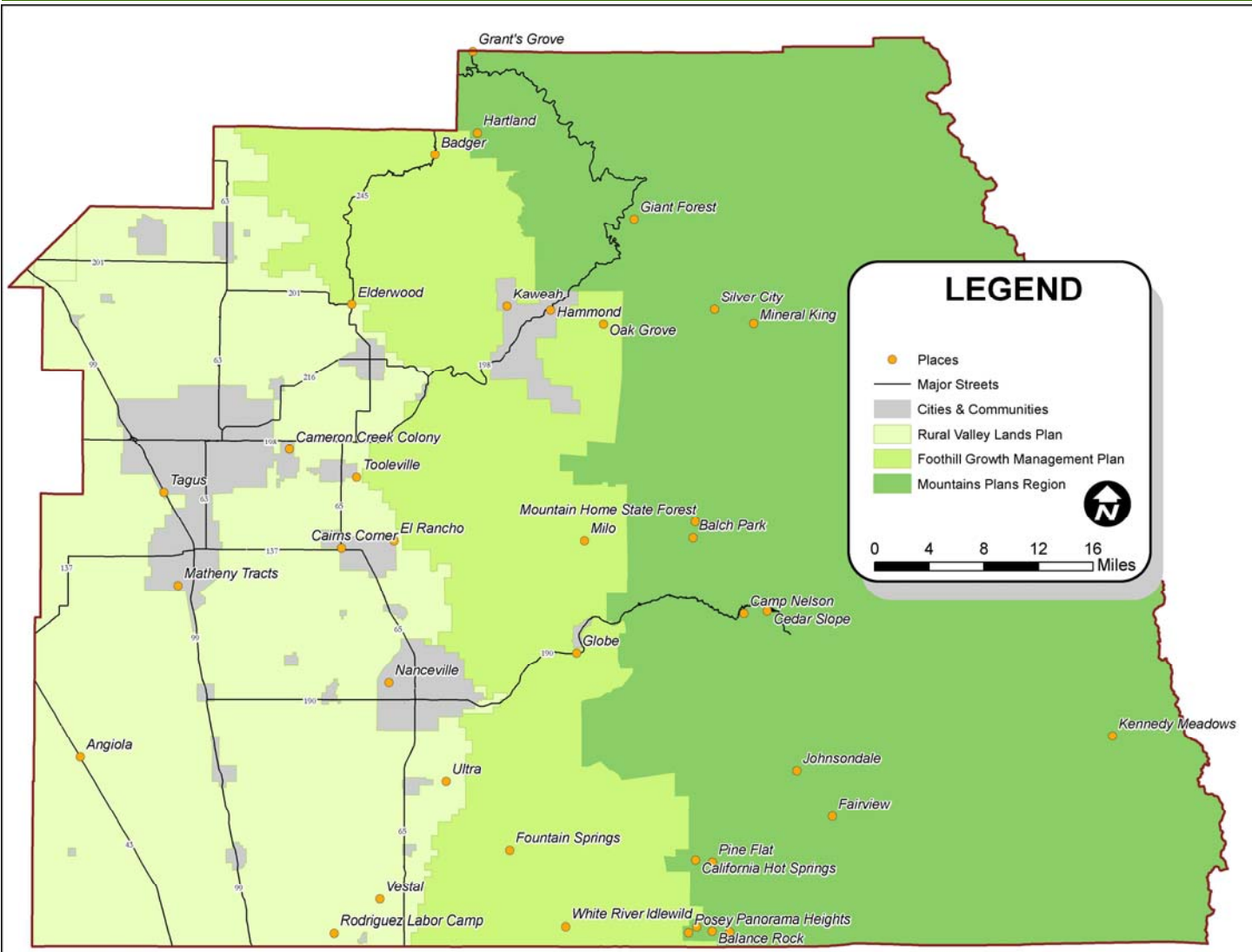
- Agriculture
- Mulifamily
- Residential
- Commercial
- Industrial
- Public
- Waterway
- Wilderness
- Vacant







## Places in Tulare County



## Places - Description Sample

In addition to communities and hamlets, the General Plan will also contain a description of smaller areas that are identified by name, but do not meet the criteria for either a community or hamlet. A description, like the sample below, will be contained in the General Plan.



### Badger

Badger is located in the foothills of the Sierra Nevada's, southeast of Kings Canyon National Park on Highway 245. The community was originally called Camp Badger, but the name was change to Badger when the post office was established in 1892. Today the community has a population of 260 (Census 2000) with a general store and bar.

## CEQA Analysis

The California Environmental Quality Act (CEQA) was enacted in 1970 and requires local governments to consider the potential environmental impacts of a project before they approve it. CEQA also requires that a project's environmental impacts be disclosed to the public so community members have an opportunity to make informed comments on proposed land use decisions. CEQA is modeled after the federal National Environmental Policy Act (NEPA). For the General Plan update, the General Plan itself is considered a "project" under CEQA.

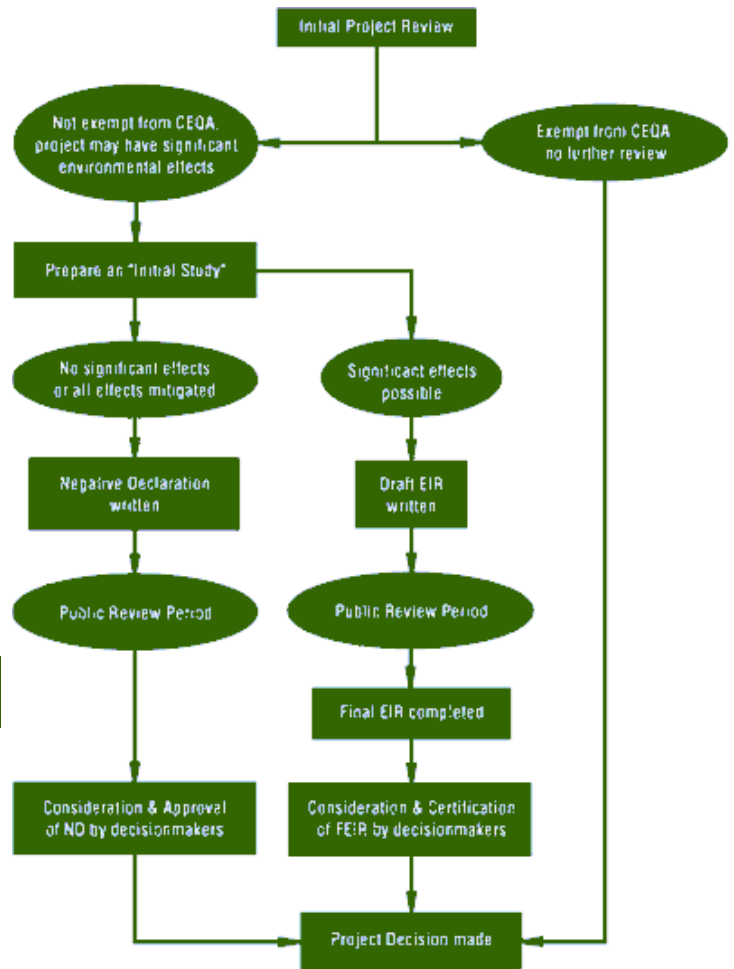
The primary purpose of CEQA (Public Resources Code, Section 21000 et seq.) is to develop and maintain a high-quality environment now and in the future. According to statute, CEQA has four major purposes:

- Inform governmental decision makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring mitigation actions when the governmental agency finds the changes to be feasible; and,
- Disclose to the public the reasons for approval of a project that has significant environmental effects.

The flowchart to the right highlights the overall CEQA process used to evaluate a project. For the General Plan, the County has already determined that an EIR will be prepared, therefore, an initial study is not required.

The County will prepare and distribute a Notice of Preparation (NOP) in Spring 2006. The purpose of the NOP is:

- Announce the County's intent to prepare an EIR
- Provide a brief description of the General Plan program
- Describe the alternatives that will be considered in the environmental analysis
- Provide a description of the analysis that will be conducted and used in the preparation of the EIR
- Give the public with the opportunity to comment on the



## CEQA Alternatives

The CEQA Guidelines require analysis of a range of reasonable alternatives to the project (General Plan), or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project.

For the General Plan EIR, a key factor in driving environmental impacts will be the distribution of population in the county. While the General Plan will be designed to foster flexibility (i.e., it will not dictate a specific level of growth to any community), the EIR does need to look at potential futures that could be achieved. In development of the General Plan, the broader discussion of population growth will be used to establish a range of alternatives. These alternatives, quantified on the next page, look at potential shifts in population growth between three areas: incorporated cities, unincorporated communities, and other unincorporated growth (which includes hamlets).

## Tulare County General Plan Update Population Distribution by Alternative

2000 Population		
City/County	2000 Population	2000 Population Distribution
Cities (UABs)	290,055	78.8%
County	77,966	21.2%
Communities	56,239	15.3%
Other	21,727	5.9%
<b>TOTAL</b>	<b>368,021</b>	<b>100.0%</b>

Source: TCAG 2003 Databook

<b>2000 Population</b>	<b>368,021</b>
<b>Net New Growth</b>	<b>261,979</b>
<b>2030 Population</b>	<b>630,000</b>

Source: TCAG 2003 Databook; CA DOF, 2004

For each alternative, the percentages shown in the heading are for cities (within their UAB), unincorporated communities, and other unincorporated areas, respectively.

Alternative 1: City Increase (85% / 10% / 5%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	85.0%	222,682	512,737	81.4%
County	15.0%	39,297	117,263	18.6%
Communities	10.0%	26,198	82,437	13.1%
Other	5.0%	13,099	34,826	5.5%
<b>TOTAL</b>	<b>100.0%</b>	<b>261,979</b>	<b>630,000</b>	<b>100.0%</b>

Alternative 2: Continued Growth (78.8% / 15.3% / 5.9%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	78.8%	206,478	496,533	78.8%
County	21.2%	55,501	133,467	21.2%
Communities	15.3%	40,034	96,273	15.3%
Other	5.9%	15,467	37,194	5.9%
<b>TOTAL</b>	<b>100.0%</b>	<b>261,979</b>	<b>630,000</b>	<b>100.0%</b>

Alternative 3 County Focused (70% / 25% / 5%)				
City/County	Percent of Net Growth	2000-2030 Net Growth	2030 Population	2030 Population Distribution
Cities (UABs)	70.0%	183,385	473,440	75.1%
County	30.0%	78,594	156,560	24.9%
Communities	25.0%	65,495	121,734	19.3%
Other	5.0%	13,099	34,826	5.5%
<b>TOTAL</b>	<b>100.0%</b>	<b>261,979</b>	<b>630,000</b>	<b>100.0%</b>

Source: TCAG 2003 Databook; CA DOF, 2004; Mintier & Associates; Matrix Design Group

### Population Trends

The population projections used here were developed based on future population levels predicted for the county by the State Department of Finance. These population estimates are based on known and estimated demographic trends, including births, deaths, and migration into the county.

These numbers do not project outside factors that could change who migrates into the county. For instance, a large retirement community could attract new population to the county that demographic trends would not predict. This would have the affect of increasing the total future population in the county.



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## Public Involvement in the General Plan

### Website [www.co.tulare.ca.us](http://www.co.tulare.ca.us)

From the County's website, a link to the General Plan can be found under the "Quality of Life" heading. The General Plan website contains schedules for future meetings and provides a location to download documents prepared during the project.

### Newsletters

During the General Plan Update, a series of newsletters will be prepared to provide an overview of the progress being made and the direction of the work.

### Community Workshops

A number of community workshops will be held to gain input on issues and opportunities, alternative futures, and the General Plan documents. Dates will be posted on the website when they are available.

### Technical Advisory Committee (TAC)

The County has set up an advisory committee to help in the development of the General Plan. This advisory committee, the TAC, is designed to work with County staff and the General Plan consulting team on refining the plan. While not a decision-making body, the TAC's input is vital to preparing a plan that will work for the County. These meetings are open to the public.

### Workshops/Hearings

Workshops will be held with the Planning Commission and the Board of Supervisors throughout the development of the General Plan. At the end of the process, formal public hearings will also be held to consider the General Plan and environmental impact report.