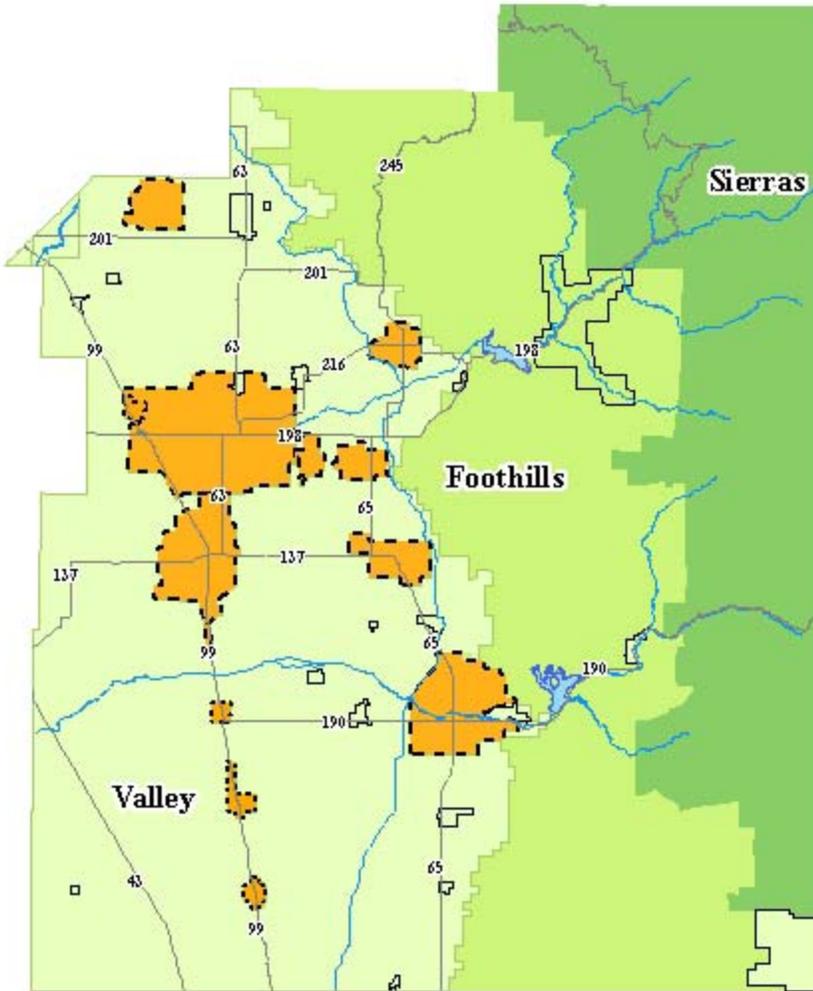


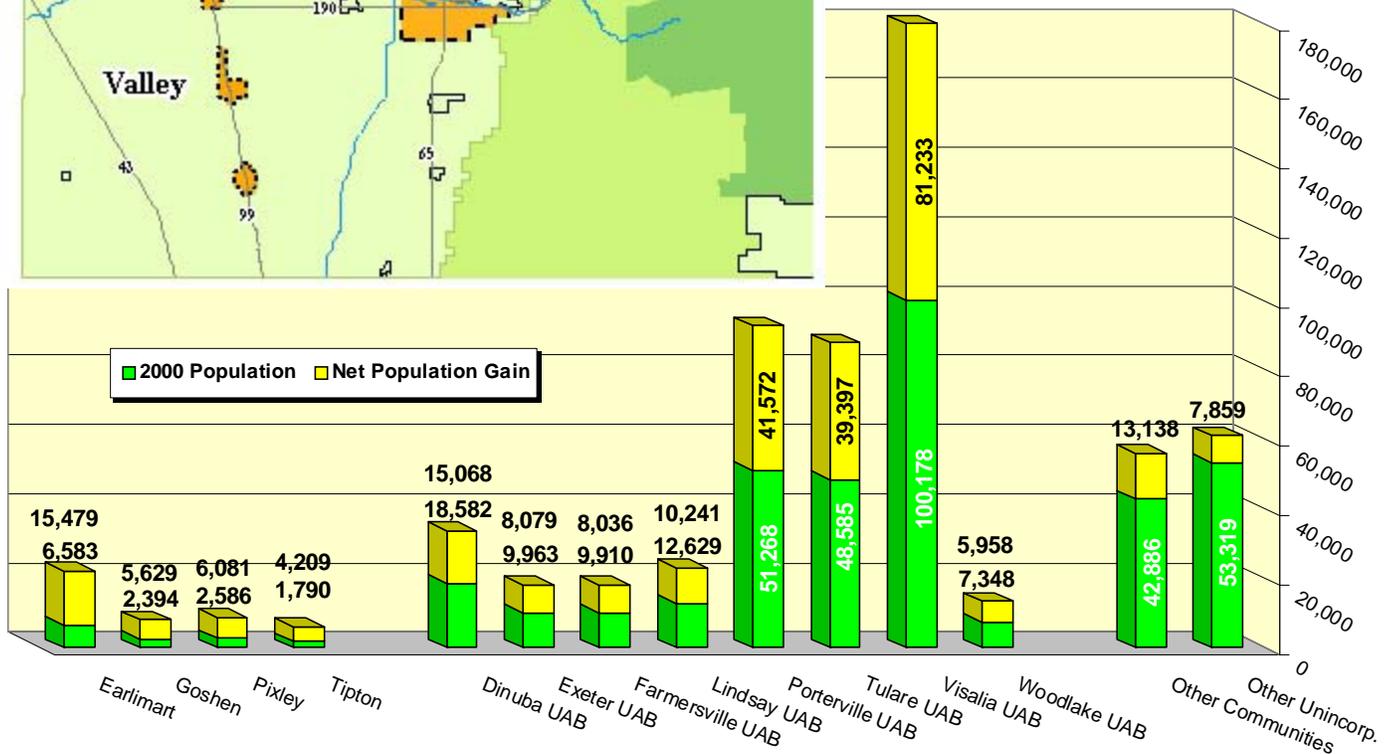
## City / Focused Community Alternative

The City/Focused Community Alternative directs future population growth toward incorporated cities and selected unincorporated communities. Under this alternative, the majority of population growth (80 percent) in Tulare County is assumed to occur in the existing eight cities. A majority of the growth in unincorporated communities is anticipated to occur in those communities with the resources to facilitate growth (e.g., water and sewer capacity, redevelopment funding, transportation access).



The distribution of future growth under this alternative is distributed into four groups: cities, focused communities, other unincorporated communities, and unincorporated rural areas. For each city and community within one of these groups, new population growth is distributed based on each city's / community's percentage share of total population in the year 2000.

- 80 percent (209,583) of new population is directed to existing cities.
- 12 percent (31,398) of new population is directed to the communities of Earlimart, Goshen, Pixley, and Tipton.
- 5 percent (13,138) of new population is directed to the other unincorporated communities.
- 3 percent (7,859) of new population is directed to other unincorporated areas in the County (i.e., rural areas).





## Economic Development

- Concentrates new commercial and employment growth in cities, with some growth occurring in the four focus communities.
- County residents continue to drive to cities for major shopping, services, and jobs. Continued limited growth of these in communities is envisioned.
- Strengthens the competitive position of the larger cities and promotes economic diversification.
- Provides for only limited job growth in unincorporated communities.
- Uses future financing capacity of unincorporated communities with Redevelopment Project Areas.



## Land Use

- Growth can be accommodated within existing city UABs and community UABs/UDBs, except in Goshen.
- Results in substantial agricultural land conversion within city UABs.
- Reduces the encroachment of low density rural residential development on agricultural lands, foothills, and Sierra gateway communities.



## Infrastructure

- Takes advantage of the existing well-developed infrastructure systems of the cities.
- Takes advantage of existing water and sewer capacity and highway access in Earlimart, Goshen, Pixley, and Tipton.
- Requires only modest infrastructure improvements in the other unincorporated communities.
- May limit ability of some communities to upgrade infrastructure due to insufficient growth to finance improvements.



## Natural Resources

- Results in lower air pollution emissions due to less travel between communities, but County residents continue to travel to the cities for shopping, services, and jobs.
- Higher density in cities/focus communities may reduce overall pressure on prime agricultural land conversion.

## Policy Commitments

- Cities accept significant growth and accommodate it through infill development, higher densities, and transportation infrastructure.
- County limits rural residential development and concentrates unincorporated growth in communities.
- County begins active review of strategic non-renewals of Williamson Act contracts in UDBs to support projected growth.
- County continues to improve quality of life and services in unincorporated communities, and invests in improvements targeted at economic development in the focus communities.
- County limits commercial development to local serving in unincorporated communities.
- County continues to focus on facilitating/managing agricultural development.
- County expands the UDB for Goshen.
- County and cities need to develop revenue-sharing agreement.