

Community Workshop Series #5

Public Draft

Tulare County General Plan

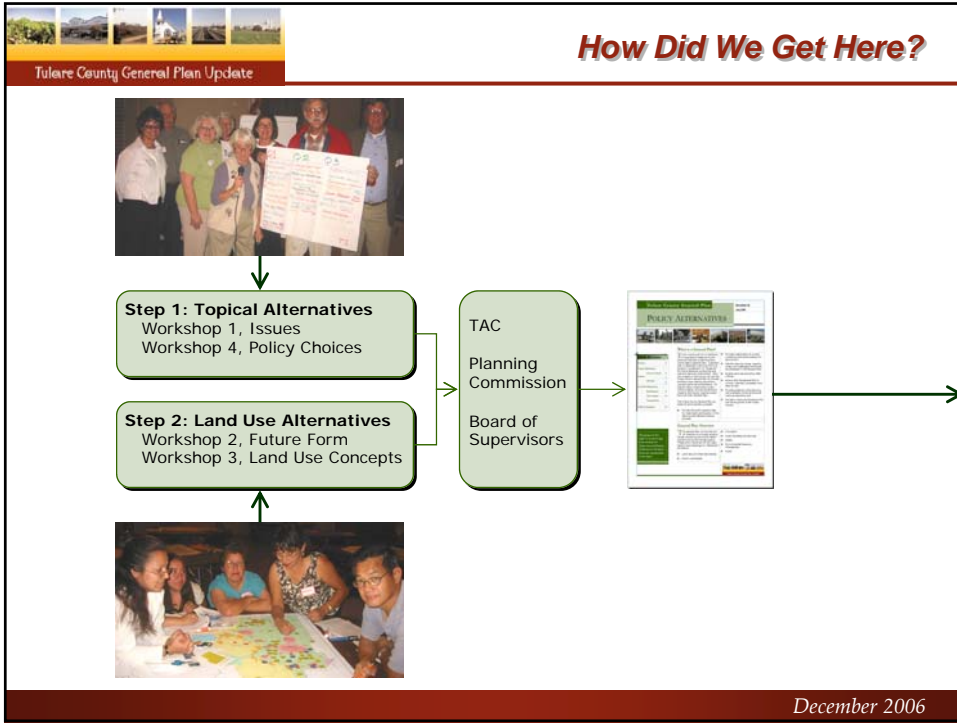
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Today

Tulare County General Plan Update

- General Plan preview
 - Prepare for public hearings in 2007
- Look at the steps involved in developing the draft General Plan Goals & Policies Report
- Provide an overview of how to use the Goals & Policies Report
- Highlight major changes
- Questions and answers

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- Topical Issues**
- Tulare County General Plan Update
- A. Air Quality.** What specific land use and transportation measures should the county undertake to reduce air pollution?
 - B. Water Quality.** What measures can the county take to reduce groundwater overdraft/depletion and improve groundwater quality?
 - C. Water Supply.** What can the county do to ensure an adequate water supply to meet future needs?
 - D. Education & Training.** How can the county encourage higher education and training?
- 

Workshop Locations:

 - Visalia
 - Lindsay
 - Goshen
 - Pixley
 - Orosi
 - Springville
 - Dinuba
 - Porterville
 - Tulare
 - Tipton
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Topical Issues

- E. Infrastructure.** How can the county prevent deterioration of current infrastructure and meet the needs of new development?
- F. Economic Diversity.** How can the County promote economic diversification?
- G. Expanding Tourism.** How can the County expand the tourism industry utilizing existing recreational resources?
- H. Natural Resources.** How can the county meet the needs of a growing population and protect natural resources?

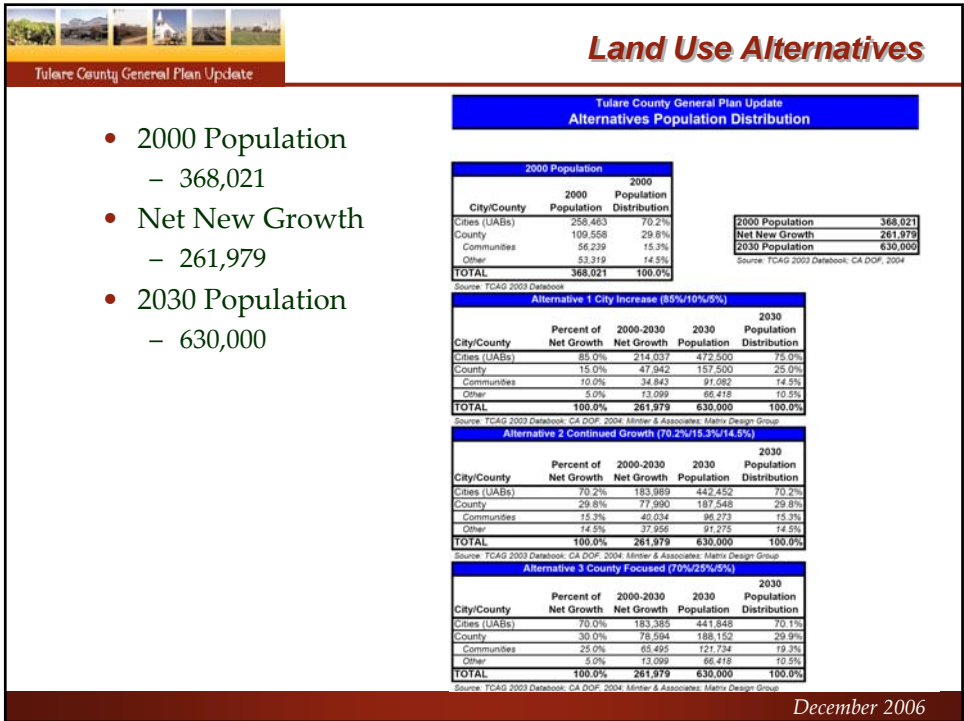
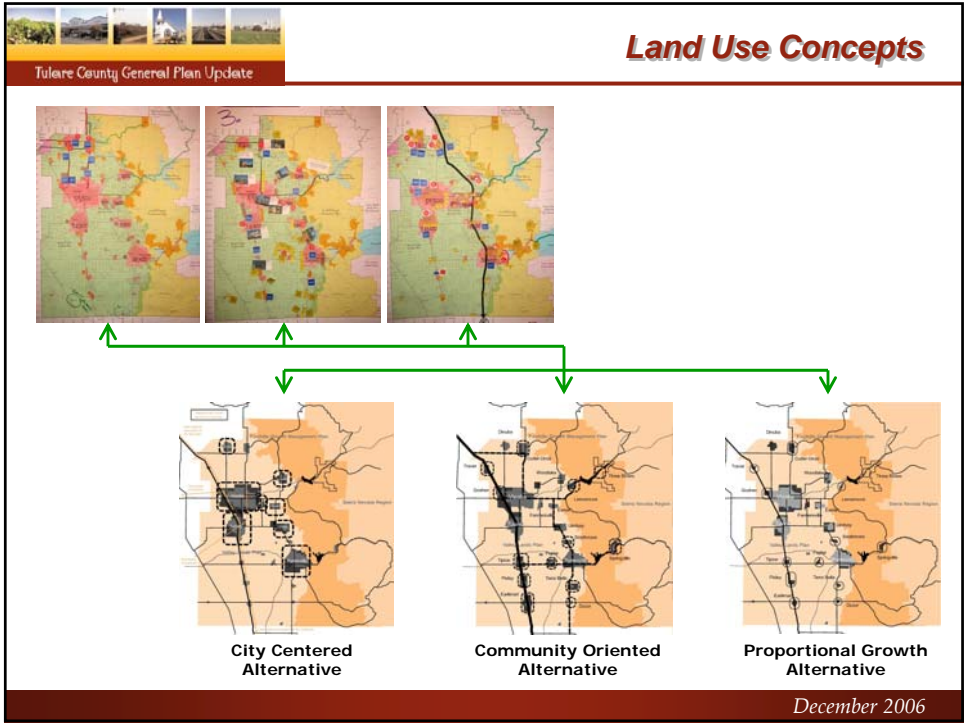
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Topical Issues

- I. Planning Consistency.** How can the county achieve greater consistency among plans?
- J. Housing for All Incomes.** How can the provide housing for all income levels?
- K. Agriculture.** What is the future of agriculture in Tulare County?
- L. Land Use.** What growth patterns will the county use to accommodate future development?

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Value Statements

- The **beauty of the county** and the **health and safety of its residents** will be protected and enhanced.
- The County will **create and facilitate opportunities** to improve the lives of all county residents.
- The County will **protect its agricultural economy** while diversifying employment opportunities.
- **Every community** will have the opportunity to prosper from economic growth.
- **Growth will pay its own way** providing sustainable, high quality infrastructure and services.


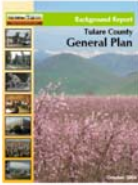
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Refinement of GPR




- TAC Review Draft
- Board of Supervisors Input
 - Guidance on key issues
 - Refinement of policies
- **Public Draft**
- TAC review / PC input / public workshop input
- Updated Public Draft or addendum

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Tulare County General Plan Update		Current General Plan Documents
	<ul style="list-style-type: none"> • Goals and Policies Report (Nov. 2006) <ul style="list-style-type: none"> – Blueprint to guide the County's future 	
	<ul style="list-style-type: none"> • Background Report (Oct. 2004) <ul style="list-style-type: none"> – A look at the existing conditions and trends shaping the County's future – Used as the existing conditions part of the EIR 	
		<i>December 2006</i>

Tulare County General Plan Update		Content
PART I – GOALS & POLICIES		
Component A General Plan Framework		
	Tulare County Overview	1
PF	Planning Framework	2
Component B Tulare County Prosperity		
ED	Economic Development	3
AG	Agriculture	4
LU	Land Use	5
H	Housing (existing element)	6
Component C Tulare County Environment		
SL	Scenic Landscapes	7
ERM	Environmental Resource Mgt.	8
AQ	Air Quality	9
HS	Health and Safety	10
WR	Water Resources	11
Component D Tulare County Infrastructure		
TC	Transportation and Circulation	12
PFS	Public Facilities and Services	13
PART II – AREA PLANS		
V	Valley Area	1
C	Corridor Areas	2
F	Foothill Area	3
M	Mountain Area	4
PART III – COMMUNITY PLANS		
<p>This part in the General Plan is reserved to contain the adopted community plans, the Kings River Plan, and the Mountain Sub-Area Plans. No changes are proposed for these plans as part of this General Plan update, and therefore, these plans are not circulated with the draft General Plan.</p>		
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Components

PART I – GOALS & POLICIES

Component A General Plan Framework	
	Tulare County Overview 1
PF	Planning Framework 2



A. General Plan Framework

The Tulare County General Plan Framework Component provides an overview of the General Plan's development and organization (Section 1) and the geographic policies that will shape the future of the communities, basins, cities, and unincorporated areas in the county (Section 2). In keeping with the Value Statements and Guiding Principles developed for the General Plan (see below), this component is designed to focus new unincorporated growth into the county's communities and basins, encouraging economic development and protecting the county's extensive agricultural resources.

Value Statements

To help guide the creation of this General Plan, the Board of Supervisors considered the input received from the community workshops, the Planning Commission, and the Technical Advisory Committee on the values that would guide the preparation of the General Plan. The Board of Supervisors related this input into the following five value statements. These value statements reflect the County's vision for the future, and were used as the overarching direction during the development of the General Plan.

- The health of the county and the health and safety of its residents will be protected and enhanced.
- The County will create and facilitate opportunities to improve the lives of all county residents.
- The County will protect its agricultural economy while diversifying employment opportunities.
- Every community will have the opportunity to prosper from economic growth.
- Growth will pay its own way providing sustainable, high quality infrastructure and services.

Framework Concepts


Concept 1: Agriculture
One of the most identified assets in Tulare County is the rich agricultural land on the Valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the county but also as a cultural, scenic, and environmental element to be protected.

Concept 2: Land Use
Tulare County has a number of communities and basins that will grow and develop and natural resource lands (agriculture and open space) that will be preserved. It is anticipated that much of the projected population growth will require a range of housing options, neighborhood support services, and employment producing uses that are centrally located in communities. The County will also limit the conversion of agricultural and natural resource lands to other uses.

Concept 3: Scenic Landscapes
The scenic landscapes in Tulare County will continue to be one of its most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the county. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.


Goals and Policies Report Public Review Draft, November 21, 2006 Page A-2

December 2006


Components

PART I – GOALS & POLICIES

Component A General Plan Framework	
	Tulare County Overview 1
PF	Planning Framework 2



A. General Plan Framework

Concept 4: Natural and Cultural Resources
As Tulare County develops its communities and basins, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through proper site planning and design techniques. Development will be avoided in ecologically and culturally sensitive areas wherever possible.

Guiding Principles

Principle 1:
Provide opportunities for small unincorporated communities to grow.

Principle 2:
Promote reinvestment in existing communities and basins in a way that enhances the quality of life in these locations.

Principle 3:
Protect the county's agricultural uses and scenic natural lands from urban encroachment.

Principle 4:
Encourage rural residential development potential outside of communities, basins, and other (i.e., avoid rural residential sprawl).

Principle 5:
Allow existing, unutilized agricultural facilities to remain open to be used for new businesses (including non-agricultural uses) if they provide employment.

Principle 6:
Enhance planning coordination and cooperation with the agencies and organizations with land management responsibilities in and adjacent to Tulare County.

Page A-2 Public Review Draft, November 21, 2006 Goals and Policies Report

December 2006

Tulare County General Plan Update

Elements

PF Planning Framework **2**

- **Goal:**
A statement that describes, in general terms, a desired future condition.
- **Policy:**
A statement that guides a specific course of action for decision-makers to achieve a desired goal.
- **Implementation Measure:**
A specific measure, program, procedure, or technique that carries out plan policies.

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Goals & Policies


PF Planning Framework **2**

PF-3 To provide a realistic planning area around each unincorporated hamlet to clearly delineate the boundaries of each hamlet, provide a framework for economic development, the provision of public services, and an outstanding quality of life. *[New Goal]*

PF-3.1 Hamlet Development Boundaries - Hamlet
The County shall limit urban development to the area within the designated HDB for each hamlet. The HDBs for existing hamlets are defined on Figures 2.3-2 thru 2.3-14. *[New Policy]*

Sources →


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Implementation Measures

Implementation	Implements What Policy	Who is Responsible	2007-2010	2010-2015	2015-2030	On-Going
1. The County shall investigate techniques to provide enhanced local input into land use planning decisions. This may include the expansion of the authorized powers of existing CSDs or the establishment of local advisory committees or planning commissions in unincorporated communities and hamlets.	PF-1.9	County				■
2. The County shall delineate UABs and UDBs on the County's General Plan Land Use Diagram and County Zoning maps for reference purposes. [Existing Implementation]	PF-2.1 PF-2.3 PF-3.1 PF-4.1 PF-4.2 PF-4.3					■
What will be done?	Policy Supported	Who Will Do It?	When will be done?			

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1. Introduction

What's Covered

1. General Plans in California
2. Tulare County General Plan
3. Community Involvement Process
4. Environmental Analysis
5. General Plan Policy

- Gives an overview of the update process
- Provides the General Plan's organization
- Describes how to use the General Plan

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2. Planning Framework

What's Covered

1. General
2. Communities
3. Hamlets
4. Cities
5. New Towns
6. Coordination and Cooperation
7. General Plan Maintenance

- Focuses growth into areas designated for development
 - Communities
 - Hamlets
 - Cities
 - Corridors
 - Foothill Development Corridors



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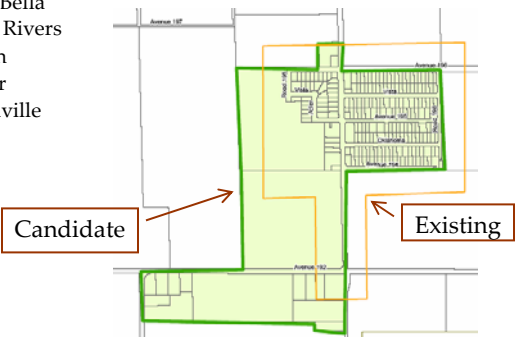
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2. Planning Framework


Communities

<ul style="list-style-type: none"> ■ Alpaugh ■ Cutler-Orosi ■ Ducor ■ Earlimart ■ Goshen ■ Ivanhoe ■ Lemon Cove ■ London ■ Pixley 	<ul style="list-style-type: none"> ■ Plainview ■ Poplar-Cotton Center ■ Richgrove ■ Springville ■ Strathmore ■ Terra Bella ■ Three Rivers ■ Tipton ■ Traver ■ Woodville
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- Community UDB
 - Defined
 - Modification criteria
- Consistent community plans
- Development standards




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2. Planning Framework




Hamlets

- Allensworth
- Delft Colony
- East Orosi
- East Tulare Villa
- Lindcove
- Monson
- Seville
- Sultana
- Teviston
- Tonyville
- Waukena
- West Goshen
- Yettem


- Establishes HDB
- Requires Hamlet Plans
- Encourages mixed use

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2. Planning Framework



Cities

- Coordinated plans in UABs
- Cities have primary planning responsibility in UDB

New Towns

- Establishes criteria for evaluating new town proposals

General Plan Maintenance

- Annual review
- 5 – 10 year update

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3. Economic Development




What's Covered

1. General
2. Business Attraction, Expansion, and Retention
3. Diversified Economy
4. Labor Force Development
5. Tourism
6. Commercial Development
7. Implementation Measure


- County to take a leadership role in economic development both locally and regionally
- Provide support for small businesses
- Prepare and maintain an Economic Development Strategy
- Strive to achieve a jobs housing balance in communities(>1.0)
- Retain local graduates in the local workforce
- Promote agri-tourism and eco-tourism

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4. Agriculture



What's Covered

1. Agriculture Preservation
2. Agriculture Productivity and Employment
3. Animal Confinement
4. Implementation Measures

- Reaffirm agriculture as the primary land use and economic sector in the county
- Support Williamson Act contracts outside UDBs and non-renewal or cancellation within UDBs
- Consider agricultural buffers and conservation easements
- Discourage ranchettes
- Promote value-add food processing and biofuels
- Uses Animal Confinement Facilities Plan (ACFP) – Phase I (adopted April 2000)

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5. Land Use




What's Covered

1. Growth and Development
2. Resource Uses
3. Residential Uses Commercial Development
4. Industrial Development
5. Public/Institutional Development
6. Community Design
7. Implementation Measures


- Consolidate land use designations and establish clearer development standards
- Increase minimum ag-parcel size from 5 to 10 acres
- Promote Smart Growth development within UDBs and HDBs
- Require specific plans for projects greater than 160 acres
- Encourage reuse of vacant ag-support facilities by new businesses (including non-ag uses) to promote employment
- Designate no new land for rural residential

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6. Housing



What's Covered

- Not a part of the current update
- Current Housing Element certified by the California Housing and Community Development Department on April 27, 2004

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7. Scenic Landscapes

What's Covered

1. Natural and Working Landscapes
2. Scenic Corridors
3. Community Design
4. Design of Infrastructure
5. Implementation Measures

- Protect views of natural and working landscapes
- Identifies candidate highways for State and local scenic designation
- Prohibits new billboards along scenic highways
- Identifies urban separators



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8. Environmental Resource Management


What's Covered

1. Biological Resources
2. Mineral Resources - Surface Mining
3. Mineral Resources - Other
4. Energy Resources
5. Recreation and Open Space Resources
6. Cultural Resources
7. Soil Resources
8. Implementation Measures
9. Mineral Resources Appendix B

- Policies aimed at mitigating environmental impacts
- Protect mineral potential (MRPAC policies)
- Promote energy conservation
- Clarify park requirements and standards



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9. Air Quality


What's Covered

1. Regional Perspective
2. Transportation Design
3. Land Use/Design
4. Air Pollution Control
5. Implementation Measures

- Incorporate policy to implement SJVAPCD plans
- Use of BACM / RACM
- Incorporate policies to address transportation and land use related issues



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10. Health & Safety


What's Covered

1. General
2. Geologic and Seismic Hazards
3. Airport Hazards
4. Hazardous Materials
5. Flood Hazards
6. Urban and Wildland Fire Hazards
7. Emergency Response
8. Noise
9. Implementation Measures

- Focus on public education and awareness
- Range of new policies to address hazardous materials, flood and fire hazards




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11. Water Resources




What's Covered

1. General
2. Water Quality
3. Water Supply
4. Implementation Measures


- New standalone element to address this important issue
- Groundwater evaluation inputs
- Significant new policies added to address water quantity and quality
- Policy added on groundwater export exclusions

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12. Transportation & Circulation



What's Covered

1. Roads and Highways
2. Rail Transportation
3. Aviation
4. Public Transportation
5. Bicycle Routes and Trails
6. Implementation Measures

- Will be updated upon completion of traffic model to refine roadway classifications and improvements
- Develop and manage the roadway system to meet or exceed LOS "D"
- Develop a road impact fee
- Develop a balanced transportation system that emphasizes alternatives to the auto
- Locate a High Speed Rail stop in Tulare County
- Develop a countywide multi-purpose trail plan and system

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13. Public Facilities & Services

What's Covered

1. General
2. Water Supply
3. Wastewater
4. Storm Drainage
5. Solid Waste
6. Communications Systems
7. Fire Protection & Law Enforcement
8. Community Facilities
9. Energy Facilities
10. Implementation Measures

- Ensure adequate infrastructure funding for both County and special district facilities
- Require evidence of water supply availability before final map approval
- Require all new development within community UDBs, hamlet HDBs, existing service areas, or zones of benefit to connect to community water and wastewater systems where they exist.
- Sets performance standards and staffing ratios for fire and law enforcement

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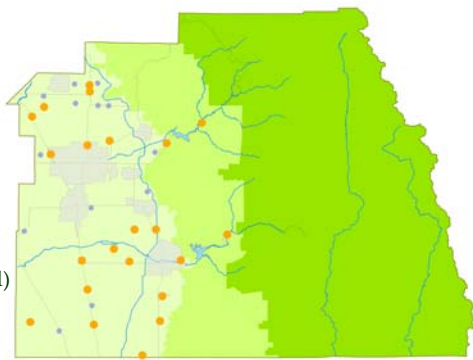
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Valley, Corridors, Foothill & Mountain

What's Covered

- Valley Areas (Rural Valley Lands Plan, 1975)
- Corridors
- Foothill Area (Foothill Growth Management Plan, 1981)
- Mountain Area (Not adopted)
 - Kennedy Meadows (1986)
 - Great Western Divide – North ½ (1990)
 - Great Western Divide – South ½ (unadopted)
 - Redwood Mountain (unadopted)
 - Posey (unadopted)
 - Upper Balch Park (unadopted)
 - South Sierra (unadopted)

- Integrate existing plans
- Refine language to match GPR elements
- Remove redundancy



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Tulare County General Plan Update

Workshops & Information

Tulare County General Plan Update

GP Library

Agenda and minutes from meetings can be found below.

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
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- Adobe Acrobat PDF (see below)
- Excel Spreadsheet file
- PowerPoint Presentation


Community Workshops
 Agendas, minutes, and handout materials from community workshops will be posted here.

Community Workshop Series #5 DRAFT GENERAL PLAN	
Earlmarat Workshop	December 6, 2006, 6-8 PM
Visalia Workshop	December 7, 2006, 6-8 PM
Three Rivers Workshop	December 11, 2006, 6-8 PM
Springville Workshop	December 12, 2006, 6-8 PM
 Click to download meeting flyer	

General Plan Documents
 The following provides links to the **Public Draft Goals and Policies Report** (Nov. 2006).

**Part I
Goals and Policies Report**

-  Cover, Title Pages
- Component A**
 - Tulare County Overview
 - Planning Framework (Download figures below)

(A revised version of Component A was posted on Monday, 12/4/06 to fix the document organization discussion in Section 1.)
-  Community Maps

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Tulare County General Plan Update

Next Steps

- **Publish**
 - Changes to GPR
 - Updated Background Report
 - Draft environmental impact report (EIR)
 - Draft land use diagram
- **Public hearings**
 - Planning Commission
 - Board of Supervisors

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