

**Policy Alternatives**

**Tulare County  
General Plan**

**Direction Update  
November 2005**

**Tulare County General Plan Update**

**Board Discussion**

- Purpose
- Summarize General Plan Update Process
- Review Key Policy Direction from August 16 Board of Supervisors Workshop
- Confirm Value Statements
- Review Leading Goals for General Plan
- Review Strategies for Geographic Areas and Communities
- Discuss Approach to Addressing Unincorporated Communities in General Plan
- Next Steps

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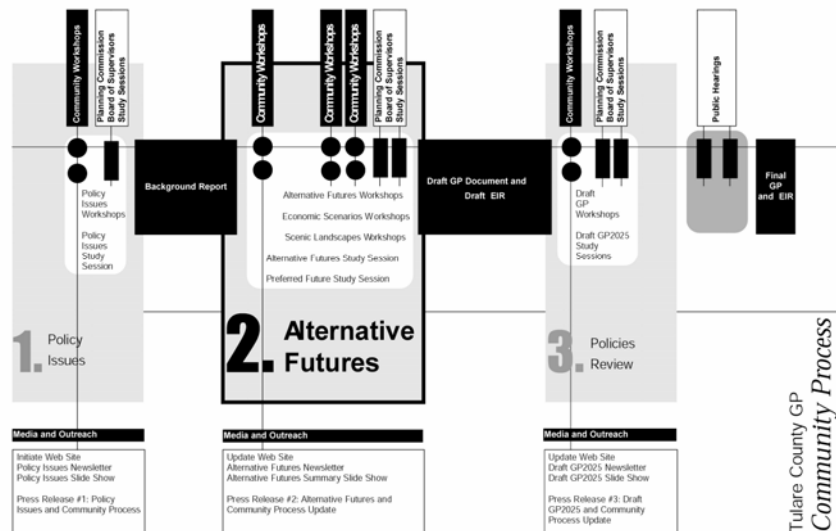
## Purpose of Oct. 4<sup>th</sup> Workshop

Solicit Board direction on:

- Value Statements
- General Plan Goals
- Strategies for Geographic Areas and Communities
- Approach to Addressing Unincorporated Communities

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## General Plan Update Process



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## Summary of Key Policy Direction

*From August 16 Board of Supervisors Workshop*

- Provide opportunity for small unincorporated communities to grow
- Reduce rural residential development potential (e.g., 2 ½ 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
- Preserve open space separators between cities and communities, particularly along State Route 99

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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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## Economic Development

- **Private Investment**
  - *To create opportunities for private investment that improves the quality of life of county residents*
- **Economic Diversification**
  - *To diversify sustainable economic opportunities in the county's unincorporated towns and places and incorporated cities*
- **Protect Agricultural Economy**
  - *To protect, expand and diversify the county's agricultural economy*

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## Land Use

- **Enhancing Communities**
  - *To pursue land uses which improve the economic vitality and livability of Tulare County's communities.*
- **Urban-Rural Interface**
  - *To protect valuable agricultural uses and scenic natural lands from urban encroachment when these provide a benefit to the County*
- **Rural Separators**
  - *To maintain rural landscape separators between Tulare County's towns and cities*

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## Infrastructure

- **Mobility Needs**
  - *To develop and maintain regional system of roads that support existing and future mobility needs of residents and commerce*
- **Urban Infrastructure**
  - *To develop, maintain and revitalize quality urban infrastructure for unincorporated towns and places*
- **Community Facilities and Services**
  - *To develop, maintain and revitalize quality public facilities and services for unincorporated towns and places*

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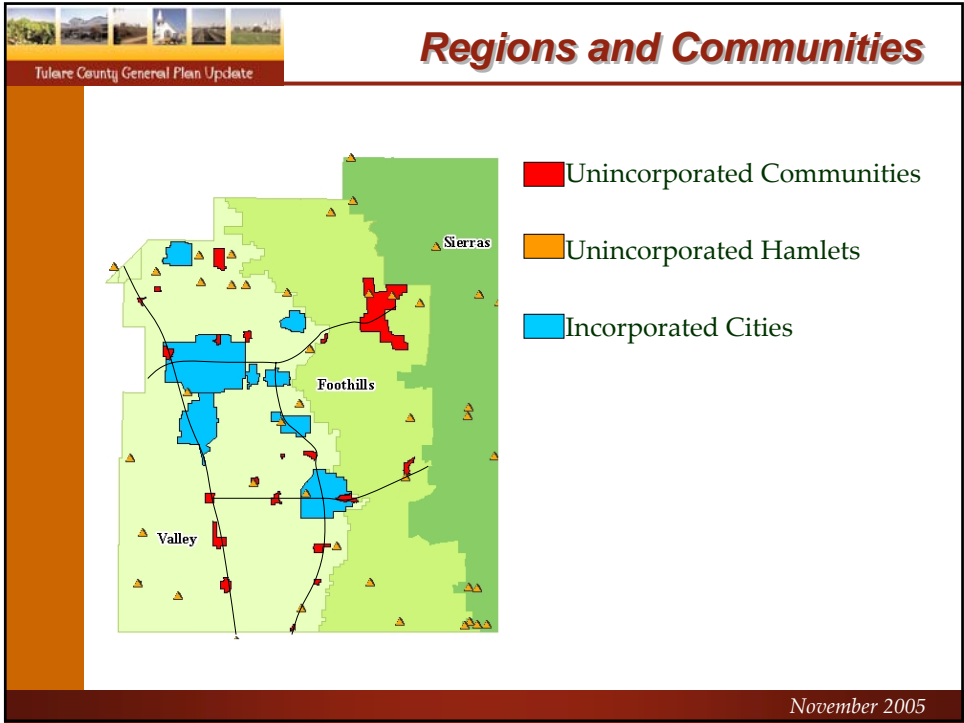


## Natural (and Scenic) Resources

- **Water**
  - *To protect the supply and quality of urban, agricultural and environmental water serving Tulare County*
- **Air Quality**
  - *To pursue economic, land use and transportation policies that improve air quality in Tulare County*
- **Scenic Resources**
  - *To protect and feature Tulare County's scenic working and natural landscapes*
- **Natural Resources**
  - *Provide for the appropriate utilization of natural resources in the County*

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## Economic Development

Economic Development	Economic Development									
	Valley	Foothills	Sierras	Unincorporated Communities	Unincorporated Hamlets	Agricultural/Rural Areas	New Towns	Corridors	Incorporated Cities/Primes	
Increase Eco- and Agri-tourism Business Opportunities	✓	✓	✓	✓		✓		✓		
Locate areas for industrial incubator zones	✓			✓						
Encourage commercial/industrial development along Hwy 99/65	✓			✓				✓		
Utilize historical/scenic highways for a tourism program	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Utilize higher density standards for development to preserve/enhance agriculture	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Locate transportation oriented industries along major highways	✓	✓	✓	✓	✓			✓		
Establish business incubators for small business and food processing enterprise	✓			✓	✓			✓		
Facilitate the expansion of broadband/high speed internet service throughout the county	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Diversify value-added products for the agricultural industry	✓	✓				✓		✓		
Pursue agricultural related energy industries	✓			✓	✓	✓		✓		
Pursue/develop additional/specialty value added agricultural products	✓	✓				✓				
Create/identify sources of economic stability for new town populations	✓	✓					✓			
Pursue/develop alternative employment generators in unincorporated communities	✓	✓	✓	✓	✓			✓		
Expand cooperative marketing efforts with Nat'l Parks/Monuments			✓	✓	✓		✓	✓	✓	
Promote employment in communities with existing infrastructure and access	✓	✓		✓	✓			✓	✓	
Reevaluate revenue sharing with cities (evaluate with new towns)	✓	✓					✓		✓	

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**Land Use**

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Land Use	Valley	Foot hills	Mountains	Unincorporated Communities	Incorporated Communities	Agricultural Land Use	New Towns	Corridors	Incorporated Cities/Towns
Identify existing communities to support incorporation and growth	✓			✓				✓	
Encourage development in existing UDBs until additional land is required	✓	✓		✓	✓			✓	✓
Begin active review and strategic nonrenewals of Williamson Act contracts in UDBs to support projected growth	✓	✓		✓				✓	✓
Include TCAG/LAFCO in future land use/investment	✓	✓		✓	✓	✓	✓	✓	✓
Direct more population growth toward city urban areas	✓							✓	
Encourage development in existing UABs until additional land is required	✓	✓						✓	
Allow small, non-productive acreage parcels out of Williamson Act contracts	✓	✓		✓	✓	✓			✓
Limit the range of non-agricultural uses in the areas designated/zoned for agriculture and outside UABs/UDBs	✓	✓				✓		✓	
Identify parameters of growth such as location, land use mix, etc	✓	✓		✓	✓		✓	✓	✓
Encourage growth in communities with existing capacity	✓	✓		✓	✓			✓	
Promote infill and utilize existing vacant structures	✓	✓		✓	✓			✓	✓
Encourage balanced economic growth and community services	✓	✓		✓	✓		✓	✓	✓
Identify siting criteria for industrial uses such as access, visibility, and infrastructure	✓			✓	✓		✓	✓	
Train the workforce to support existing and new industries	✓			✓	✓	✓			✓
Prepare and adopt criteria/parameters for the location of new communities to address fiscal, infrastructure, economic stability, and natural resource conservation	✓	✓						✓	✓
Maintain separate community identity between cities, communities, and rural areas	✓	✓		✓	✓	✓	✓		✓
Promote land use patterns that support walkable/transit oriented communities	✓			✓			✓	✓	✓
Reuse outdated agricultural industry	✓	✓		✓	✓	✓		✓	✓
Place new agricultural industry near communities	✓	✓		✓	✓	✓		✓	✓

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**Infrastructure**

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Infrastructure	Valley	Foot hills	Mountains	Unincorporated Communities	Incorporated Communities	Agricultural Land Use	New Towns	Corridors	Incorporated Cities/Towns
Focus infrastructure investments in the communities with the greatest economic potential	✓	✓		✓	✓				✓
Ensure that sufficient water/wastewater treatment is available prior to directing growth	✓			✓	✓			✓	✓
Pursue State/Federal financing	✓	✓		✓	✓			✓	✓
Implement development impact fees to finance infrastructure systems and improvements	✓	✓	✓	✓	✓	✓	✓	✓	✓
Develop funding mechanisms for future systems and maintenance	✓	✓	✓	✓	✓		✓	✓	✓
Develop assessment districts for maintenance	✓	✓	✓	✓	✓			✓	✓
Partner with cities to build off their infrastructure backbone	✓							✓	✓
Actively seek funding for enhanced roadway maintenance (other government sources, maintenance districts for new development, etc.)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Require urban improvements in communities, establish guidelines	✓	✓		✓			✓		✓
Local, county, and state roads should be created and maintained to support industry	✓			✓	✓	✓	✓	✓	✓
Promote and shape Hwy 99 into an interstate	✓			✓	✓	✓	✓	✓	✓
Evaluate the impacts/benefits of extending Hwy 65	✓			✓	✓	✓	✓	✓	✓
Maintain / enhance farm-to-market infrastructure	✓	✓		✓	✓	✓		✓	✓
Each community should have public and commercial services appropriate for the community (including police and fire services)	✓	✓		✓	✓		✓	✓	✓

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**Natural (and Scenic) Resources**

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Natural Resources	Valley	Foot hills	Mountains	Unincorporated Communities	Unincorporated Agricultural Lands	Highway Corridor	New Towns	Centers	Major and Other Freeway
Encourage employers to locate near/in communities to reduce commuting	✓	✓		✓				✓	✓
Encourage worker/van car-pooling	✓	✓		✓	✓			✓	✓
Promote more water storage/capture	✓	✓		✓		✓			✓
Upgrade water treatment facilities	✓	✓		✓		✓			✓
Encourage water reuse / recycling	✓	✓				✓			✓
Protect Riparian Habitats/waterways	✓	✓	✓	✓	✓	✓	✓	✓	✓
Identify/address groundwater contamination sources	✓	✓		✓	✓	✓	✓	✓	✓
Require a long-term water availability/reliability/usability study	✓			✓	✓	✓	✓	✓	✓
Increase surface water use (Karlson decision implications)	✓			✓	✓	✓	✓		✓
Increase groundwater recharge	✓			✓	✓	✓	✓		✓
Meter (price) water use	✓			✓			✓		✓
Reduce the use of private wells	✓	✓		✓					✓
Implement water use conservation by use type	✓	✓		✓			✓	✓	✓
Prepare a water export ordinance	✓	✓		✓	✓	✓	✓	✓	
Improve water quality	✓	✓		✓	✓	✓	✓	✓	✓
Use low emission vehicles for County use	✓	✓	✓	✓	✓	✓	✓	✓	
Encourage the use of low emission vehicles in the County	✓	✓	✓	✓	✓	✓	✓	✓	✓
Develop/promote the use of transit including land uses that support transit	✓	✓		✓	✓	✓	✓	✓	
New development should be required to demonstrate adequate water supply	✓	✓	✓	✓	✓	✓	✓	✓	✓
Provide for the appropriate utilization of natural resources	✓	✓	✓	✓	✓	✓	✓	✓	✓

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## **Community Approach**

- Types of Communities
  - Unincorporated Communities
  - Unincorporated Hamlets
  - Incorporated Cities
- Community Profiles



## **Unincorporated Communities**

- |                    |                        |
|--------------------|------------------------|
| – Alpaugh          | – Poplar/Cotton Center |
| – Cutler-Orosi     | – Richgrove            |
| – Ducor            | – Springville          |
| – Earlimart        | – Strathmore           |
| – East Orosi       | – Terra Bella          |
| – East Porterville | – Tipton               |
| – Goshen           | – Traver               |
| – Ivanhoe          | – Woodville            |
| – Lemon Cove       |                        |
| – Lindsay          |                        |
| – London           |                        |



## ***Unincorporated Hamlets***

- Allensworth
- Alpine Village/Sequoia Crest
- Camp Nelson
- Delft Colony
- El Rancho
- Elderwood
- Hypercium
- Johnsondale
- Lindcove
- Linnell Labor Camp
- Lovell
- Matheny Tracts
- Monson
- Moore Tract
- Oak Ranch
- Pierpoint Springs
- Patterson Tract
- Plainview
- Ponderosa
- Seville
- Sultana
- Teviston
- Tonyville
- Tooleville
- Tract 100
- Tract 213
- Tract 51
- Tract 92
- Waukena
- Wells Tract
- West Goshen
- Yettem
- *More?*

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## ***Incorporated Cities***

- Dinuba
- Exeter
- Farmersville
- Lindsay
- Porterville
- Tulare
- Visalia
- Woodlake

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**Goals and Policies Report**

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<b>Framework</b>	Urban Boundaries Regional Planning Framework Community Framework	
<b>Tulare County Prosperity</b>	Economic Development Agriculture Land Use Housing	
<b>Tulare County Environment</b>	Water Resources Biological Resources Cultural Resources Open Space	Air Quality Safety Noise
<b>Tulare County Infrastructure</b>	Circulation Water Sewer Storm Drainage	Public Services

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**Community Profile (Example)**

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Page 1  
**Earlimart**

PHOTO

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Population:  
1990 5,861  
2000 6,563  
Growth Rate +1.1%/yr  
2010 est. 10,792  
Growth Rate +3.1%/yr  
2030 est. 1,133  
Capacity 1,133

Demographics:  
Races:  
Caucasian 3.1%  
Hispanic 3.1%  
Other 3.1%  
Ages:  
Under 18 3.1%  
18 - 55 3.1%  
Over 55 3.1%

**Existing Land Use**

**Legend**

- Earlimart UDB
- Agriculture
- Multifamily
- Residential
- Commercial
- Industrial
- Public
- Waterway
- Wilderness
- Vacant

Page 2  
**Earlimart**

**Descriptions**  
This paragraph provides an overview of the community, including brief history, points of interest, and significant public facilities in the community.

SAMPLE ONLY

**Land Use:**

Area:  Valley  Foothills  Sierras  
Community Types:  Community  Rural  Rural service center  
Community Subtypes:  Rural residential  Rural service center  
 Urban fringe  Corridor  Full service

Plan:  Community Plan Earlimart Community Plan, 1988  
Covers 1,129 acres with a 2010 population of 10,792

Plan Boundaries:  UAB  UOB  USA  
 RDA  CSD  CSA  FUD

Adequate Available Land:  Commercial  Industrial  Housing  
Level of Retail Today:  Convenience  Lg. grocery  Specialty  Big Box  
Williamson Act Land:  Yes \_\_\_\_\_ acres \_\_\_\_\_ % of community area

**Infrastructure:**

Sewer:  Sewer  Capacity: \_\_\_\_\_  Septic  
Impacted by Karlon Decks?  Local Stream Offset Possible?

Water Sources:  Groundwater  Surface water  Mix  
Groundwater Standards Met?  Yes  No  N/A

Domestic Water:  System: \_\_\_\_\_ Capacity: \_\_\_\_\_ Walls  Flooding issue  
Storm Drainage:  Adequate capacity  Localized flooding

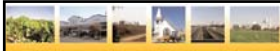
Circulation:  Curb/gutters common  Sidewalks common  
 Highway access  Highway: SR 99

Transit Services:  Transit center  Regional bus  Local bus  None

**Facilities and Services:**

Sheriff:  Substation in community  
Fire (1st Response):  County  Staffed  Volunteer  
 City  Public library in community  
Library:  Elementary \_\_\_\_\_ Jr. High \_\_\_\_\_ High School  
Schools: \_\_\_\_\_ acres \_\_\_\_\_ / 1,000 persons  
Parkland: \_\_\_\_\_ acres

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## ***Next Steps***

- Confirm Preferred Alternative
- Prepare Goals and Policies Report
- Prepare Draft Environmental Impact Report (EIR)