THREE RIVERS COMMUNITY PLAN UPDATE (February 4, 2014)

- I. General Plan Initiation Community Plan Update: BOS Action January 28, 2014
 - Land Use and Environmental Issues
 - Economic Development Issues
 - Housing Issues
 - See Attached BOS Agenda Item and Community Plan Update Boundary Map

II. Proposed Plan and Schedule

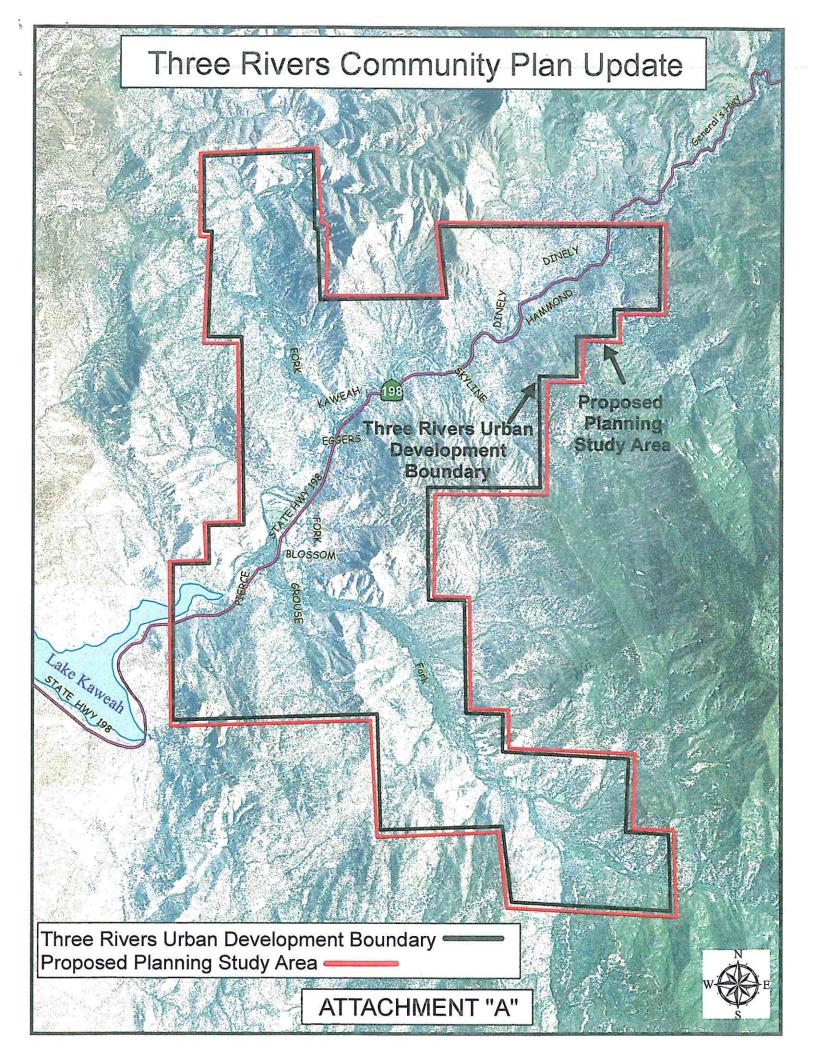
- Public Outreach Monthly Meetings: 2014-15
- Land Use Review: 2014
- Environmental Review: Summer 2015
- Public Hearing and Decision: Winter 2015

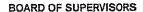
III. Suggested Community Plan Goals

- GOAL 1: Promote Compatible Development
- GOAL 2: Establish Appropriate Densities
- GOAL 3: Insure Economic Vitality
- GOAL 4: Create Diverse Housing Options
- GOAL 5: Protect and Conserve Environment
- GOAL 6: Provide public services and community facilities to community
- GOAL 7: Foster Safe and Accessible Transportation/Circulation System
- GOAL 8: Provide Adequate Emergency and Safety Access
- GOAL 9: Enhance Community Character
- GOAL 10: Provide Safe and Secure Environment

IV. Next Steps

- Set Public Outreach Monthly Meetings
- Develop Agendas for Public Outreach Meetings







RESOURCE MANAGEMENT AGENCY

COUNTY OF TULARE AGENDA ITEM

ALLEN ISHIDA District One

PETE VANDER POEL District Two

> PHILLIP A. COX District Three

J. STEVEN WORTHLEY District Four

> MIKE ENNIS District Five

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January 28, 2014

SUBJECT:

General Plan Initiation for a General Plan Amendment to Update the Three Rivers and Earlimart Community Plans

REQUEST(S):

That the Board of Supervisors:

Approve the General Plan Initiation for a General Plan Amendment to Update the Three Rivers and Earlimart Community Plans.

SUMMARY:

Introduction

Following recent approval of the General Plan 2030 Update by the Board of Supervisors, the Planning Branch proposes the updating of the Three Rivers and Earlimart Community Plans.

In terms of project scheduling and completion, it is anticipated that the public outreach and land use planning aspects of these community plans can be commenced during this fiscal year (FY 2013/14).

Next fiscal year (FY 2014-15), public outreach can continue and the environmental work can be completed such that these community plans can be noticed for public hearing in calendar year 2015. In the meantime, the Planning Branch will provide periodic updates to the Board of Supervisors regarding the progress of these matters.

Reasons Supporting Community Plan Updating

The reasons supporting the updating of these community plans are summarized as follows:

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Three Rivers and Earlimart Community Plans

DATE: January 28, 2014

(1) From a land use and environmental planning perspective, these updates will help to carry out important General Plan goals such as the following:

- Encouraging infill development within Urban Development Boundaries, thereby discouraging leapfrog development within Tulare County;
- Reducing development pressure on agriculturally-designated lands within the Valley Floor, thereby encouraging agricultural production to flourish;
- Reducing vehicle miles travelled throughout the County, thereby positively affecting air quality and greenhouse gas reduction;
- Ensuring that the text and mapping of the Community Plan Designations and Zoning Reclassifications address various development matters such as encouraging Agricultural Adaptive Reuse activities, recognizing Non-Conforming Use activities, and facilitating Ministerial Permit approvals;
- Helping to improve the circulation and transit within these communities, including, but not limited to, laying the groundwork for the construction of key projects such as Safe Routes to Schools, Complete Streets, and Bike Lanes/Pedestrian Paths.
- (2) From an economic development perspective, these updates will help to carry out important General Plan goals such as the following:
 - Enhanced target marketing capabilities for these communities,
 - · Enhanced tourism and film activities, and
 - Enhanced opportunities for corridor or highway development.
- (3) Taking these planning and development factors together, any "disadvantaged communities" within these areas can be addressed, where relevant, as follows:
 - With faster project processing resulting from updated community planning, increased employment opportunities are more likely to be provided by the private sector;
 - Increased housing grant awards are more likely to occur based on updated community plans that are consistent with the policies of the recently adopted General Plan Update and Housing Element; and
 - With updated community plans, enhanced infrastructure grant awards are

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more likely, thereby helping to install or upgrade road, water, wastewater, and storm water facilities.

Strengthening Relationship with TCAG

An important benefit of this expedited community plan process will be the opportunity for RMA to strengthen the County's relationship with the Tulare County Association of Governments (TCAG) in that these community plans will help to facilitate the funding and implementation of several key transportation programs such as Safe Routes to Schools, Complete Streets, and Bike/Pedestrian Projects.

By pursuing these transportation programs through a heightened collaborative process, the likelihood of getting actual projects in the ground will become a faster reality. In doing so, these communities and others can be made safer, healthier and more efficient.

Practical Feasibility Considerations

A critical part of the community updating and public outreach process will include a feasibility analysis which will evaluate various land use, environmental and infrastructure alternatives and then propose an ultimate preferred alternative for consideration.

As a practical matter, the ultimate preferred alternative will be based on a number of key factors such as economic, engineering, environmental, and legal factors, including the time associated with implementation (e.g., construction and operation).

In the final analysis, a realistic approach will be taken to insure that the most appropriate alternative is recommended for consideration by the Board of Supervisors.

Recommendation

Based on the above discussion, it is respectfully recommended that the Board of Supervisors approve the General Plan Initiation for a General Plan Amendment to Update the Three Rivers and Earlimart Community Plans.

FISCAL IMPACT/FINANCING:

The costs associated with this proposed GPIs will not cause any Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The updating of these community plans can implement Tulare County's five-year Strategic Business Plan. For example, the Business Plan's Quality of Life Goal can be achieved because improved housing and infrastructure opportunities are likely to occur from updated planning. The Economic Well-Being Goal can be achieved because business opportunities are likely to be facilitated through updated planning, thereby contributing to an increase in jobs, income and property value.

General Plan Initiation for a General Plan Amendment to Update the SUBJECT:

Three Rivers and Earlimart Community Plans

January 28, 2014 DATE:

ADMINISTRATIVE SIGN-OFF:

Michael C. Spata Associate Director

Auditor-Controller CC:

County Counsel

County Administrative Office (2)

Attachment(s)

Attachment "A" – Three Rivers Community Plan Update Map Attachment "B" – Earlimart Community Plan Update Map

BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF THE GENERAL PINITIATION FOR A GENERAL PLAN AMENDMENT TO UPDATE THE THRE RIVERS AND EARLIMART COMMUNITIONS) EE,)
UPON MOTION OF SUPERVISO	OR, SECONDED BY
SUPERVISOR	_, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN O	FFICIAL MEETING HELD <u>January 28, 2014,</u> BY
THE FOLLOWING VOTE:	
AYES: NOES: ABSTAIN: ABSENT:	
ATTEST:	JEAN M. ROUSSEAU COUNTY ADMINISTRATIVE OFFICER/ CLERK, BOARD OF SUPERVISORS
BY:	Deputy Clerk
* * * * * *	* * * * * * * * * *

Approved the General Plan Initiation for a General Plan Amendment to Update the Three Rivers and Earlimart Community Plans.