

**Regional and Community Plans**

*The draft 2020-2040 General Plan update will not update the entire General Plan. Not considered for update are forty regional, community and specific plans. The plans needing greatest attention are the four regional plans and the ten plans for unincorporated communities.*

The General Plan has three components. The most familiar is the Policy Document. The second component is the General Plan Background Report, which describes the physical features, economic characteristics and social conditions that exist at the time of plan adoption. The third component is a collection of forty land use plans that are applicable to various areas of the county, three examples being the Kings River Regional Plan, the Easton Unincorporated Community Plan and the Quail Lake Specific Plan.

The chart below shows the year of the last update of each of the four regional plans.

Regional Plan	Last Updated
Coalinga Regional Plan	1996
Kings River Regional Plan	1990
Sierra-North Regional Plan	1992
Sierra-South Regional Plan	1997

These plans average twenty-seven years in age, well beyond the commonly accepted life of fifteen to twenty-five years for land use plans. According to target dates in the 2020-2020 General Plan, the Kings River Regional plan was to have been updated in 2003, and the County was to have developed a new regional plan for the Friant-Millerton area that same year. The draft 2020-2040 plan does not propose to update any of the existing regional plans or to develop a regional plan for the Friant-Millerton area. In 2013, the County estimated the cost to update the existing four plans at just over \$3 million.

Regarding the ten community plans, the most recent updates were for the communities of Friant (2011) and Laton (2012). The cost to update the eight remaining plans was estimated in 2013 to total around \$2 million.

As shown below, the average year of the most recent update of the eight older community plans is 1988.

Unincorporated Community Plans	Last Updated
Biola Community Plan	1990
Caruthers Community Plan	1993
Del Rey Community Plan	1990
Easton Community Plan	1989
Friant Community Plan	2011
Lanare Community Plan	1982
Laton Community Plan	2012
Riverdale Community Plan	1992
Shaver Lake Community Plan	1986
Tranquillity Community Plan	1984

In 2003, in compliance with Implementation Program H-A.I, which required the County to establish a plan (with time frames) for updating regional and community plans, the Board of Supervisors accepted a prioritization plan prepared by the Planning Commission with the potential to update all regional and community plans by 2010.

Regarding the update community plans, it is important to note that only 1.5% of county residents reside in areas with community plans and that plan updates have typically been funded by developers.

**Data from the 2020 Census**

Where County Residents Reside	Population	Percent
Within the City Limits of 15 Cities	846,258	83.9%
In the 10 Communities with Plans	14,840	1.5%
Elsewhere in the County	147,556	14.6%

In its annual progress report (APR) to the Board of Supervisors (in 2003) for Fiscal Year 2001/2002, the Planning Commission stated that regional and community plans needed to reflect the policies and themes of the 2000-2020 General Plan as well as the County’s new focus on economic development and an increased awareness of air quality and water issues. To date, only two of the fourteen plans have been updated. The most recent APR stated that budgetary constraints have delayed the update of the Kings River Regional Plan and that the preparation of the Friant-Millerton Regional Plan was “suspended” pending direction from the Board.