

Amendment GPA 07-003

MODIFICATION OF THE TIPTON URBAN IMPROVEMENT AREA BOUNDARY

Approved: Tulare County Planning Commission
Resolution No. 8278 – November 28, 2007

Adopted: Tulare County Board of Supervisors
Resolution No. 2008-0096 – February 26, 2008

AMENDMENT TO THE
TULARE COUNTY AREA GENERAL PLAN
URBAN BOUNDARIES ELEMENT
FOR TIPTON
GPA 07-003

Boundaries and Urban Improvement Areas shall not be used as justification for leap-frog development.”

I. INTRODUCTION

This document amends the Urban Boundaries Element of the Tulare County Area General Plan by modifying the Tipton Urban Improvement Area, as shown on the attached map “Tipton Area.”

A-10 *“Urban Improvement Areas shall be reviewed at least once every five years to determine if boundary changes are justified. . . however, a review may be conducted at anytime on the request of the affected city or agency.”*

II. SUPERSEDURE

This amendment supersedes that part of the Urban Boundaries Element which depicts the Urban Area Boundary and Urban Improvement Area for the unincorporated community of Tipton.

Urban Boundaries Element GPA 88-01:

It has been determined that none of the changes are substantive enough in nature to require the text or tables contained in the Urban Boundaries Element to be modified. All policies and other general information contained in the adopted Urban Boundaries Element still apply.

II Policy #1 – *“Urban Development Boundaries are established around the following unincorporated communities in the County to serve as official urban planning areas for these communities: Cutler-Orosi, Ducor, Earlimart, E. Orosi, Goshen, Ivanhoe, Lemon Cove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Strathmore, Terra Bella, Tipton, Traver, Woodville, Alpaugh and Springville.”*

III. MODIFICATIONS TO ADOPTED ELEMENT

The modification to the Tipton Urban Improvement Area is relatively minor, increasing the overall UIA by 12.65 acres. The increase includes an area along the southern boundary of the UIA, extending approximately 700 feet south and approximately 825 feet east of State Route 99. See attached Exhibit “A.”

II Policy #3 – *“A land use plan is to be developed for each community with an Urban Boundary with particular attention to defining suitable areas for the full range or urban development and rural residential development. Such plans shall include the entire area within the Boundary and shall recognize the short and long term ability of each community to provide necessary urban services within its UDB”*

This modification permits an additional area for growth in the community and permits the new Urban Improvement Area Boundary to more closely follow existing development patterns, zoning and property.

This amendment is not in conflict with any other policy in the adopted Tulare County Area General Plan.

IV. ADOTPED POLICIES AND RECOMMENDATIONS

Policies of the Urban Boundaries Element states the following:

This Amendment also carries the recommendation that the Tipton Community Services District enlarge their district boundaries southward to include the expanded urban Improvement Area as modified by this amendment.

A-7 – *“The extent possible, any conversion of agricultural or open land to urban development within urban boundaries should be as an extension of the existing urban area of the community. Urban Area*

EXHIBIT A

GPA 07-003, Tipton UIA

