

AMENDMENT 99-02

**DINUBA
URBAN
BOUNDARIES**

**Approved: Tulare County Planning Commission
Resolution 7790 – August 25, 1999**

**Adopted: Tulare County Board of Supervisors
Resolution 99-0816 – October 26, 1999**

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
URBAN BOUNDARIES AND OPEN SPACE ELEMENTS
TULARE COUNTY GENERAL PLAN
GPA 99-02**

I. INTRODUCTION

This document amends the Urban Boundaries and Open Space elements of the Tulare County General Plan by eliminating the Urban Improvement Area, establishing an Urban Development Boundary, expanding the Urban Area Boundary, and amending the "Urban Expansion Area" for Dinuba.

II. BACKGROUND

The County of Tulare adopted the Urban Boundaries Element in 1974, which established an Urban Area Boundary (UAB) and Urban Improvement Area (UIA) around the City the Dinuba. GPA 99-02 was initiated by the Tulare County Planning Commission on May 12, 1999 by Resolution No. 7774 to update the urban boundaries for Dinuba in response to the City's 1997 General Plan Update.

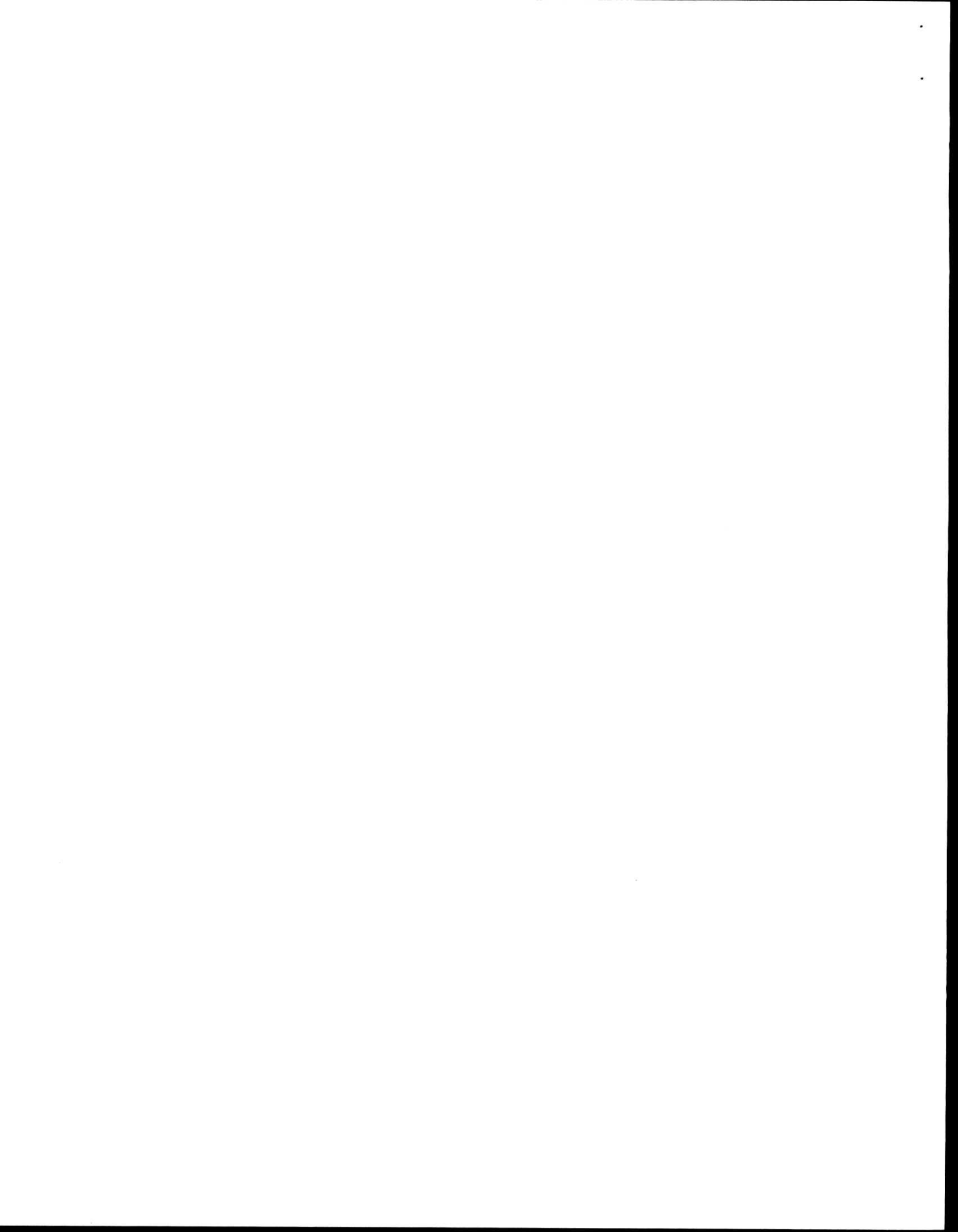
III. SUPERSEDURE

This amendment supersedes the Urban Boundaries Element for Dinuba as adopted by the Board of Supervisors on July 2, 1974 by Resolution No. 74-1924 and amends the Open Space Element's Urban Expansion Area for Dinuba to conform to the revised Urban Area Boundary (refer to Exhibit A map).

IV. URBAN BOUNDARIES ELEMENT

The elimination of the Urban Improvement Area and its replacement with an Urban Development Boundary brings the urban boundaries for Dinuba in conformance with changes made to Urban Boundaries Element policies by GPA 83-04A. The Urban Development Boundary contains approximately 4797 acres to accommodate community growth projections through 2020 (refer to Exhibit A map).

The modifications to the Urban Area Boundary add approximately 3334 acres to the boundary area (for a total of approximately 7214 acres). Additions generally expand the UAB north to Avenue 430,



east to Road 96, and west along Roads 68 and 64 to include the wastewater treatment plant (refer to Exhibit A map).

V. OPEN SPACE ELEMENT

The "Urban Expansion Area" for Dinuba in the Open Space Element of the Tulare County General Plan is hereby modified to reflect the expanded Urban Area Boundary.

VI. POLICIES

The following policies are added to the Dinuba Area Plan:

- A. The City of Dinuba shall be given notification and the opportunity to comment on any discretionary projects proposed between the Urban Area Boundary and Study Area Boundary (refer to Exhibit A Map). This additional referral area conforms to that area designated by the City of Dinuba as a Green Belt in the City's General Plan (City of Dinuba General Plan Update, 1997, Figure 1-1 General Plan Designations, Following Page 1-3).
- B. At the request of the City of Dinuba, the land between the Urban Area Boundary and Study Area Boundary described in Section VI.A above may be considered in the future for inclusion in a larger Green Belt area. The purpose of establishing a Green Belt would be to maintain physical separation between the City of Dinuba and nearby communities and assure the continuation of agricultural production as an important economic activity in this area. In this regard, the County may consider restricting intensive agricultural operations that have an urban character within the Green Belt area. Since this larger Green Belt area would involve coordination with the cities of Dinuba and Reedley, and the County of Fresno, the boundaries would be determined at a later date.

VII. REVIEW AND REVISION

Urban boundaries are subject to a five-year review cycle as provided by the Urban Boundaries Element. Review of the boundaries adopted by GPA 99-02 will occur as the City revises its own general plan in response to community growth and changing local conditions.

The Dinuba Urban Development Boundary and Urban Area Boundary were adopted by the Board of Supervisors and Planning Commission subject to the following Statement of Intent:



- A. With the adoption of the Urban Development Boundary, any area which is deleted from the Urban Improvement Boundary is subject to the policies of the Urban Boundaries Element affecting the area between the Urban Development Boundary and the Urban Area Boundary. The policies specify that the area within the Urban Development Boundary is suitable for urban development. The area between the Urban Development Boundary and the Urban Area Boundary is suitable for nonurban development during the Planning Period. Nonurban development is defined in the existing Urban Boundaries Element as either agriculture or large-lot, suburban development (1-5 acres) in selected areas as designated by the Land Use Element of the General Plan. Additionally, areas which are deleted from the Urban Improvement Boundary will no longer be subject to urban improvement standards.

- B. With the amendment of the Urban Area Boundary, area which is added to the Urban Area Boundary no longer falls under the jurisdiction of the Rural Valley Lands Plan, but will instead fall under the jurisdiction of the County-adopted Land Use and Circulation Plan for the Dinuba Area. Until such time as newly added areas are designated through the land use planning process, it is the intent of the Board of Supervisors and the Planning Commission that areas designated for agricultural use under the Rural Valley Lands Plan retain that designation; however, the option to rezone property to nonagricultural classifications under the point system would no longer be appropriate.

- C. It is the intent of the Board of Supervisors and Planning Commission that any urban uses which are existing, or for which prior approvals have been granted by the County, which would now be located in the area between the Urban Development Boundary and the Urban Area Boundary, be allowed to retain appropriate zoning in recognition of these existing and approved urban uses.

VIII. IMPLEMENTATION

To implement the above changes to the Dinuba urban boundaries, certain changes in the land use and zoning will be necessary. Any such changes in land use necessitated by this amendment will be incorporated into an amendment to the Land Use Element of the Tulare County General Plan for the Dinuba area. Recommended zoning reclassifications for this amendment will be processed concurrently with the amendment to the Land Use Element.



Exhibit A

GPA 99-02

Dinuba
Urban
Boundaries

-  Urban Development Boundary
-  Urban Area Boundary
-  Study Area Boundary
-  Parcels
-  Incorporated Area
-  Additional Referral Area as per GPA 99-02 Policy VI.A

900 0 900 1800 Feet

