

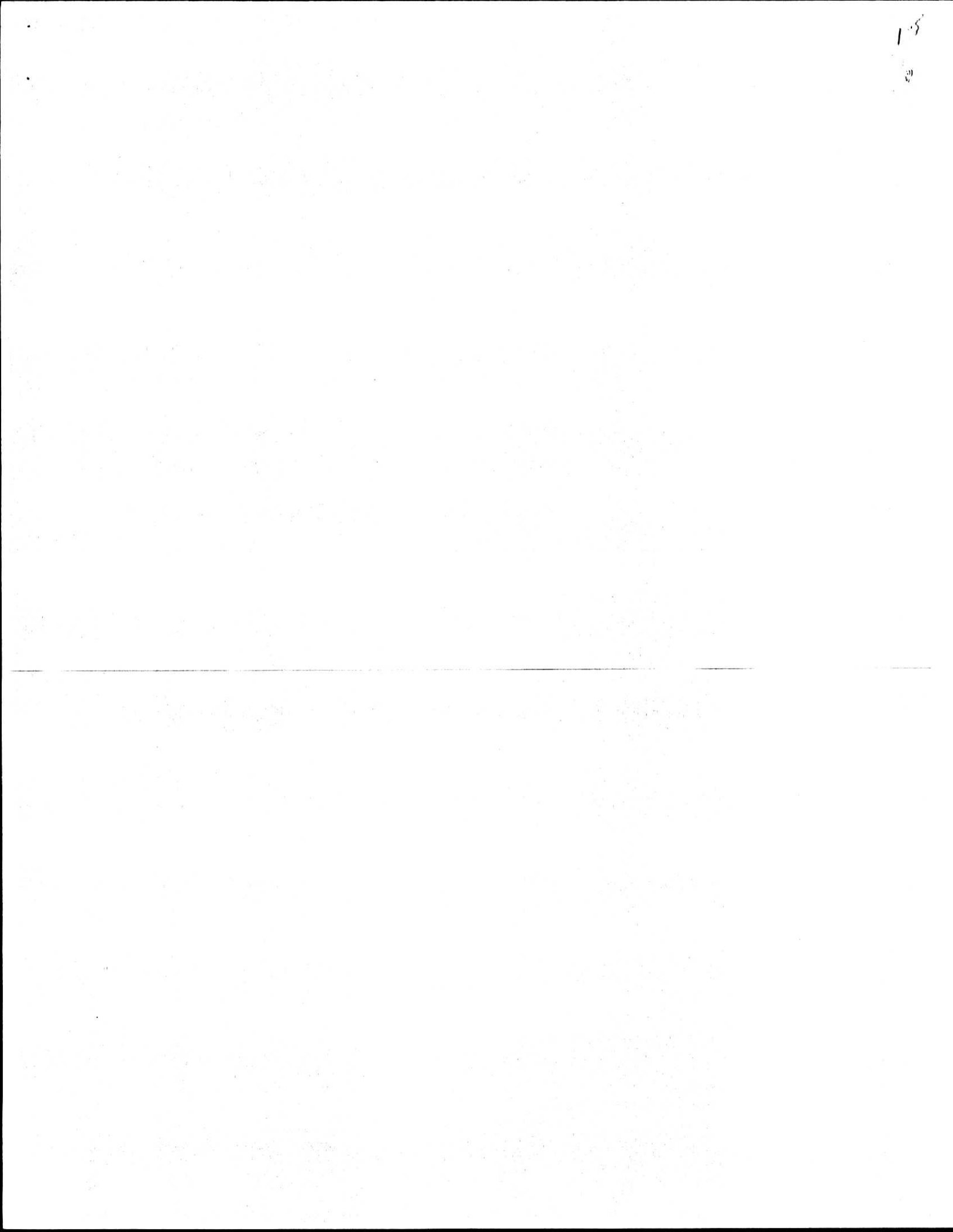
GPA 00-03

Farmersville Area Urban Development Boundary and Urban Area Boundary Update



Approved: Tulare County Planning Commission
Resolution 7885, April 25, 2001

Approved: Board of Supervisors
Resolution 2001-0461, June 26, 2001



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
URBAN BOUNDARIES AND OPEN SPACE ELEMENTS
TULARE COUNTY GENERAL PLAN
GPA 00-03**

I. INTRODUCTION

This document amends the Urban Boundaries and Open Space elements of the Tulare County General Plan by expanding the Urban Development Boundary (UDB), and expanding the Urban Area Boundary (UAB) for the Farmersville area.

II. BACKGROUND

The County of Tulare's The Urban Boundaries Element, adopted in 1974, established an Urban Improvement Area (UIA) of approximately 2,080 acres around the City of Farmersville. General Plan Amendment 85-02 replaced the UIA with a smaller UDB and expanded the UAB to the city's current boundaries. GPA 85-02 established a UDB of approximately 1,274 acres and a UAB of approximately 2,520 acres. GPA 00-03 was initiated by the Tulare County Planning Commission Resolution 7849 on June 14, 2000 in response to boundary changes adopted by the City of Farmersville in its 2000 UDB/UAB General Plan Amendment.

III. SUPERSEDURE

This amendment supersedes the Urban Boundaries Element for Farmersville as adopted by the Board of Supervisors on July 2, 1974 by Resolution No. 74-1924, supersedes General Plan Amendment 85-02 adopted by the Board of Supervisors on September 3, 1985 by Resolution Number 85-1257, and amends the Open Space Element's Urban Expansion Area for Farmersville to conform to the revised Urban Area Boundary (refer to Exhibit A map).

IV. URBAN BOUNDARIES ELEMENT

The expansion of the Urban Development Boundary will add approximately 452 acres to the UDB for a total of 1,726 acres to accommodate community growth projections through the year 2020 (refer to Exhibit A map). Additions of acreage generally expands the UDB in all directions of the incorporated city limits and reduce acreage in the southeast by approximately 160 acres.

The modifications to the Urban Area Boundary will add approximately 437 acres to the UAB for a total of approximately 2,957 acres. Additions generally expand the UAB north and west of the incorporated city limits. (refer to Exhibit A map).

V. OPEN SPACE ELEMENT

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

VI. 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 00-03 will occur as the City revises its own general plan in response to community growth and changing local conditions.

The Farmersville 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 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 Farmersville 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.
- B. 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.

VII. IMPLEMENTATION

To implement the above changes to the Farmersville 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 Farmersville area. Recommended zoning reclassifications for this amendment will be processed concurrently with the amendment to the Land Use Element.

GPA 00-03, Farmersville Area Urban Development Boundary and Urban Area Boundary

