

AMENDMENT 85-01

**LINDSAY URBAN
BOUNDARIES**



Approved: Tulare County Planning Commission
Resolution 6149 - June 12, 1985

Adopted: Tulare County Board of Supervisors
Resolution 85-1019 - July 9, 1985



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
- URBAN BOUNDARIES ELEMENT -
LINDSAY
GPA 85-01

I. INTRODUCTION

This document amends the Urban Boundaries Element of the Tulare County General Plan by establishing an Urban Development Boundary (UDB) and amending the Urban Area Boundary (UAB) for the City of Lindsay, as shown on "Exhibit A".

II. SUPERSEDURE

This amendment supersedes the adopted Urban Improvement Boundary (UIA) for the City of Lindsay, originally adopted on July 2, 1974 in the Urban Boundaries Element, and the adopted Urban Area Boundary (UAB) for the City of Lindsay, originally adopted on March 15, 1972. All policies and other general information contained in the adopted Urban Boundaries Element, as amended by GPA 83-04A, still apply.

III. MODIFICATION TO ADOPTED ELEMENT

The existing County-adopted Urban Improvement Boundary is eliminated by this amendment. Taking its place is an Urban Development Boundary which substantially modifies the area within the former County Urban Improvement Boundary, as follows:

- Deletion of the area north of Fir Street and east of Foothill Avenue, with the exception of area already within the Lindsay city limits;
- Addition of the area west of Highway 65, a portion of which extends to a line 300 feet west of Spruce Avenue.

The Urban Development Boundary reflects that area necessary to accommodate an additional 1,055 households projected to reside in Lindsay by the year 2005. The overall effect of establishing this Urban Development Boundary is to reduce the area around the City of Lindsay which is designated for urban development by approximately 220 acres.

The existing County-adopted Urban Area Boundary is substantially modified by this amendment, as follows:

- Addition of area to the east to Strathmore Avenue and Lafayette Avenue.
- Addition of area to the west to a line 300 feet west of Road 196 and north and west to include the City of Lindsay Wastewater Treatment Plant.
- Deletion of the area north of Palm Street.

The overall effect of amending the Urban Area Boundary is to increase the area within the Urban Area Boundary by approximately 3,300 acres.

IV. ADOPTED POLICIES AND RECOMMENDATION

Policy I.1 of the Urban Boundaries Element, as amended in 1983, defines the Urban Development Boundary as a twenty-year planning area around the incorporated city, in which the County and City will coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. The boundary is further defined as providing the official interface between future urban and agricultural land uses. Policy I.4 stipulates that, except as specifically provided, urban development shall only take place within the city limits.

Policy I.2 of the Urban Boundaries Element, as amended in 1983, defines the Urban Area Boundary as the area where land uses are presumed to have an impact upon the adjacent incorporated city, and within which the cities' concerns are to be given serious consideration as part of the land use review process. The boundary is further defined as the next logical area in which urban development may occur and the area within which Urban Development Boundaries may ultimately be expanded.

This amendment carries with it the recommendation that revisions to the Lindsay Sphere of Influence be brought before the Local Agency Formation Commission at the earliest possible date. However, it should be noted that this amendment in no way obligates the Local Agency Formation Commission to revise Lindsay's Sphere of Influence.

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

IV. REVIEW AND REVISION

Policy VIII.1 of the Urban Boundaries Element, as amended in 1983, provides that Urban Area Boundaries and Urban Development Boundaries shall be reviewed at least once every five years to determine if boundary changes are justified.

The Lindsay 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 to 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 Lindsay 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.

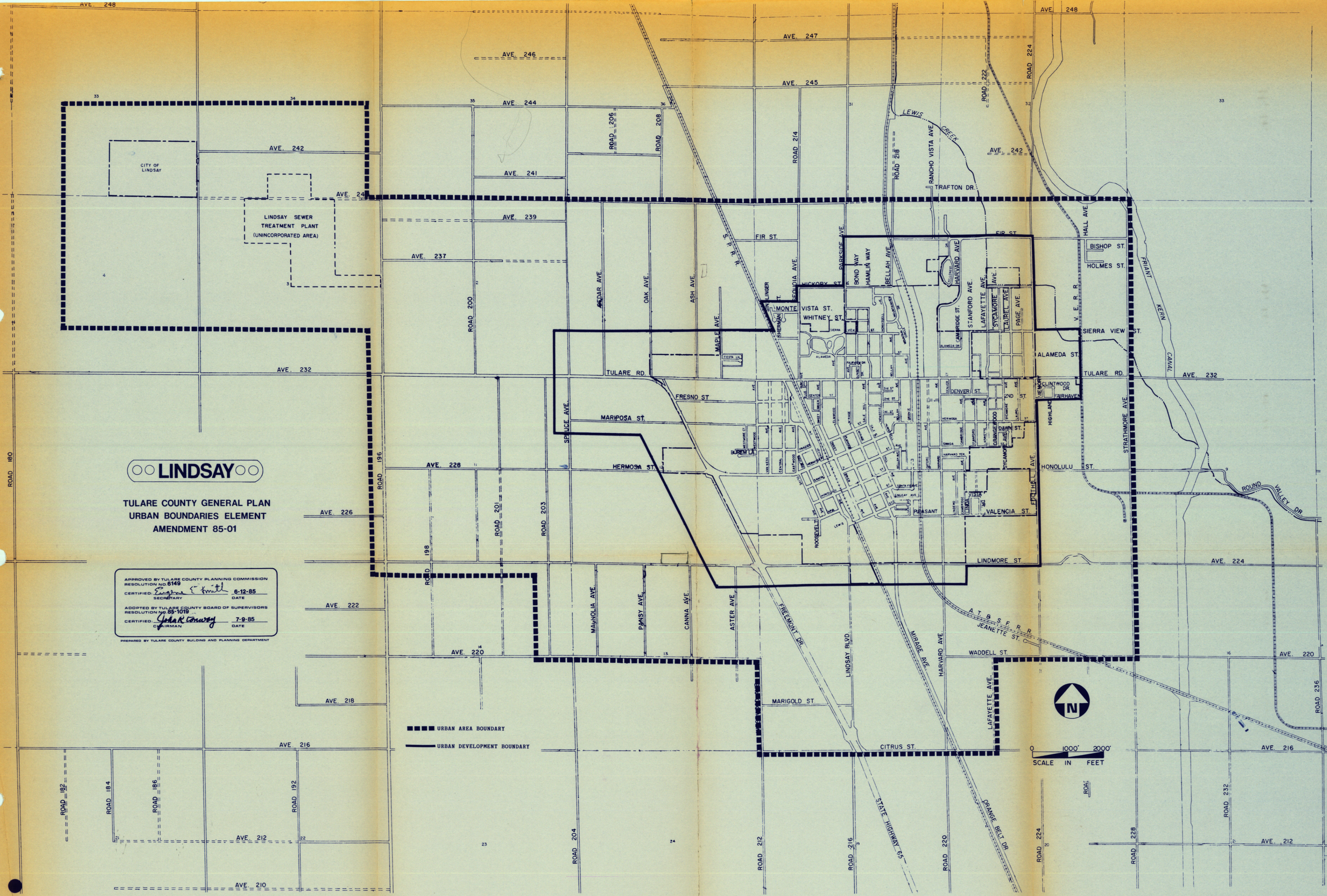
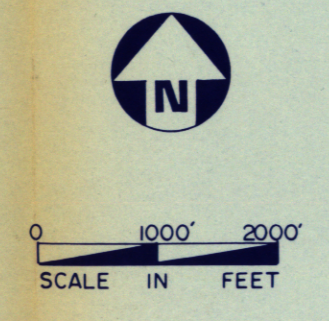


LINDSAY

TULARE COUNTY GENERAL PLAN URBAN BOUNDARIES ELEMENT AMENDMENT 85-01

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO 6149
CERTIFIED: *Engene Smith* SECRETARY DATE: 6-12-85
ADDED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO 85-1018
CERTIFIED: *John Conway* CHAIRMAN DATE: 7-9-85
PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT

■■■■■ URBAN AREA BOUNDARY
——— URBAN DEVELOPMENT BOUNDARY



CITY OF LINDSAY

LINDSAY SEWER TREATMENT PLANT (UNINCORPORATED AREA)

LEWIS CREEK
RANCHO VISTA AVE
TRAFTON DR.

KERN CANAL
SIERRA VIEW ST.

ROUND VALLEY DR.

