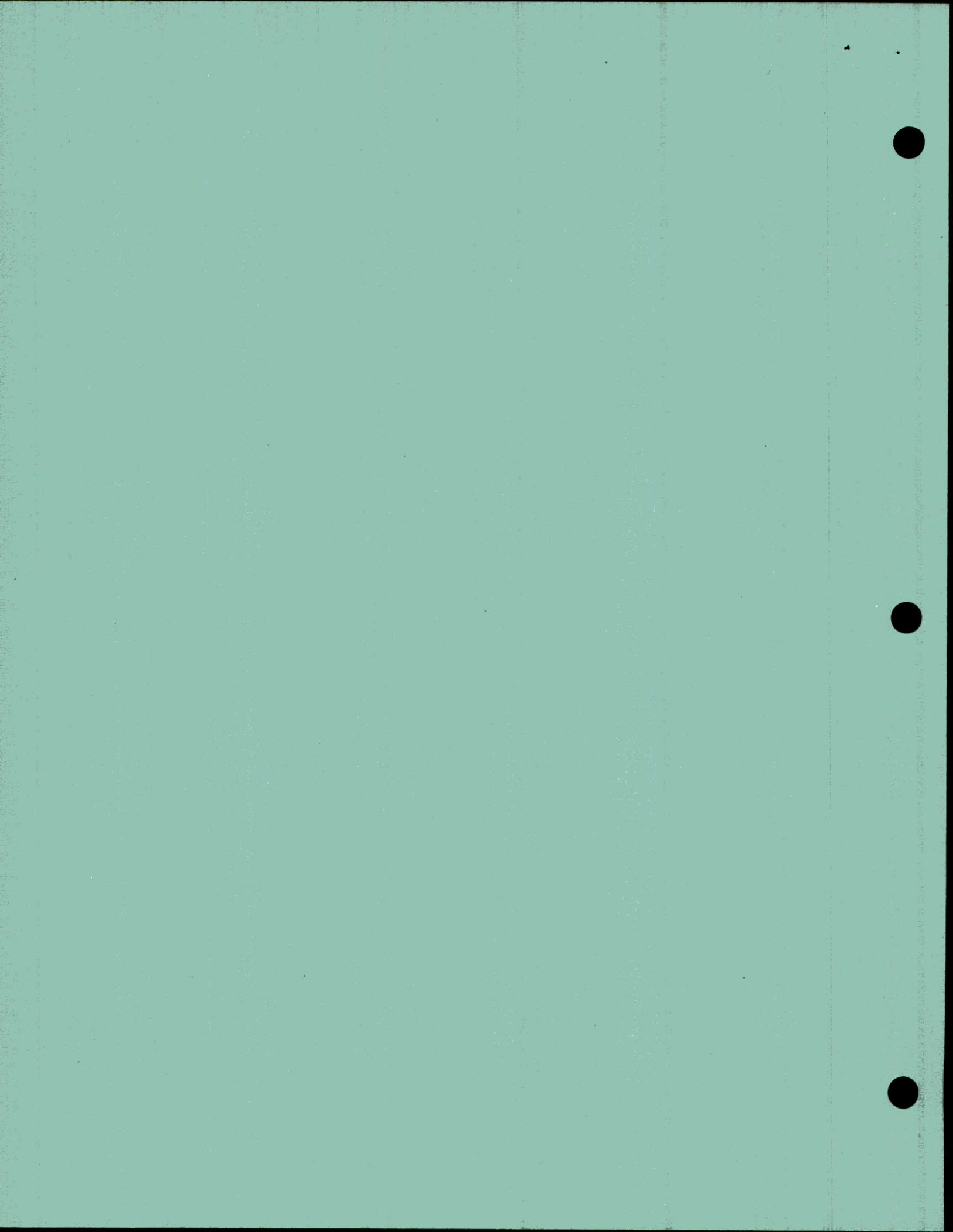


AMENDMENT 94-006

TULARE URBAN BOUNDARIES

**Approved: Tulare County Planning Commission
Resolution No. 7378 - April 26, 1995**

**Adopted: Tulare County Board Of Supervisors
Resolution No. 95-0809 - June 27, 1995**



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
URBAN BOUNDARIES ELEMENT
TULARE
GPA 94-006**

I. INTRODUCTION

This document amends the Urban Boundaries Element of the Tulare County General Plan by eliminating the Tulare Urban Improvement Area, establishing an Urban Development Boundary (UDB) for Tulare and amending the Tulare Urban Area Boundary (UAB). Tulare Urban Boundaries, as modified by this amendment, are shown on the attached map "Exhibit A".

II. SUPERSEDURE

This amendment supersedes (eliminates) the adopted Urban Improvement Area (UIA) for the City of Tulare, as established by the original 1974 Urban Boundaries Element, adopted July 2, 1974, and supersedes the Urban Area Boundary (UAB) for the City of Tulare, as amended on March 18, 1980 by GPA 80-02.

III. MODIFICATIONS TO ADOPTED BOUNDARIES

The Urban Improvement Boundary is eliminated by this amendment. An Urban Development Boundary is established which is identical to the City of Tulare Urban Development Line, adopted November 1, 1994 via City GPA 94-02a, with the following exception: The County Urban Development Boundary excludes the City sewer treatment plant and associated road right-of-way along West Street and is instead aligned along Avenue 224 between Road 84 and Road 96, as shown in Exhibit "A". The County Urban Development Boundary contains 13,080 acres.

The Tulare Urban Area Boundary is expanded by this amendment to include an additional 550 acres of territory. Of these 500 acres, 120 acres are added in the northwestern portion of the Tulare area between Road 84 and Road 92 and between the alignments of Road 236 and Road 244. The remaining 430 acres are added to the southeastern area of the Tulare Urban Area between Avenue 224 and Avenue 206 and between State Highway 99 and road 124, as shown on Exhibit "A". The amended County Urban Area Boundary contains 20,620 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 an 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 take place only within 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 step in which urban development may occur and the area within which the Urban Development Boundaries may ultimately be expanded.

This amendment carries with it the recommendation that revisions to the Tulare 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 Tulare's Sphere of Influence.

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

V. 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 Tulare 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 included within the Urban Development Boundary is subject to the policies of the Urban Boundaries Element which 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.

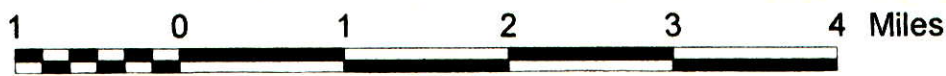
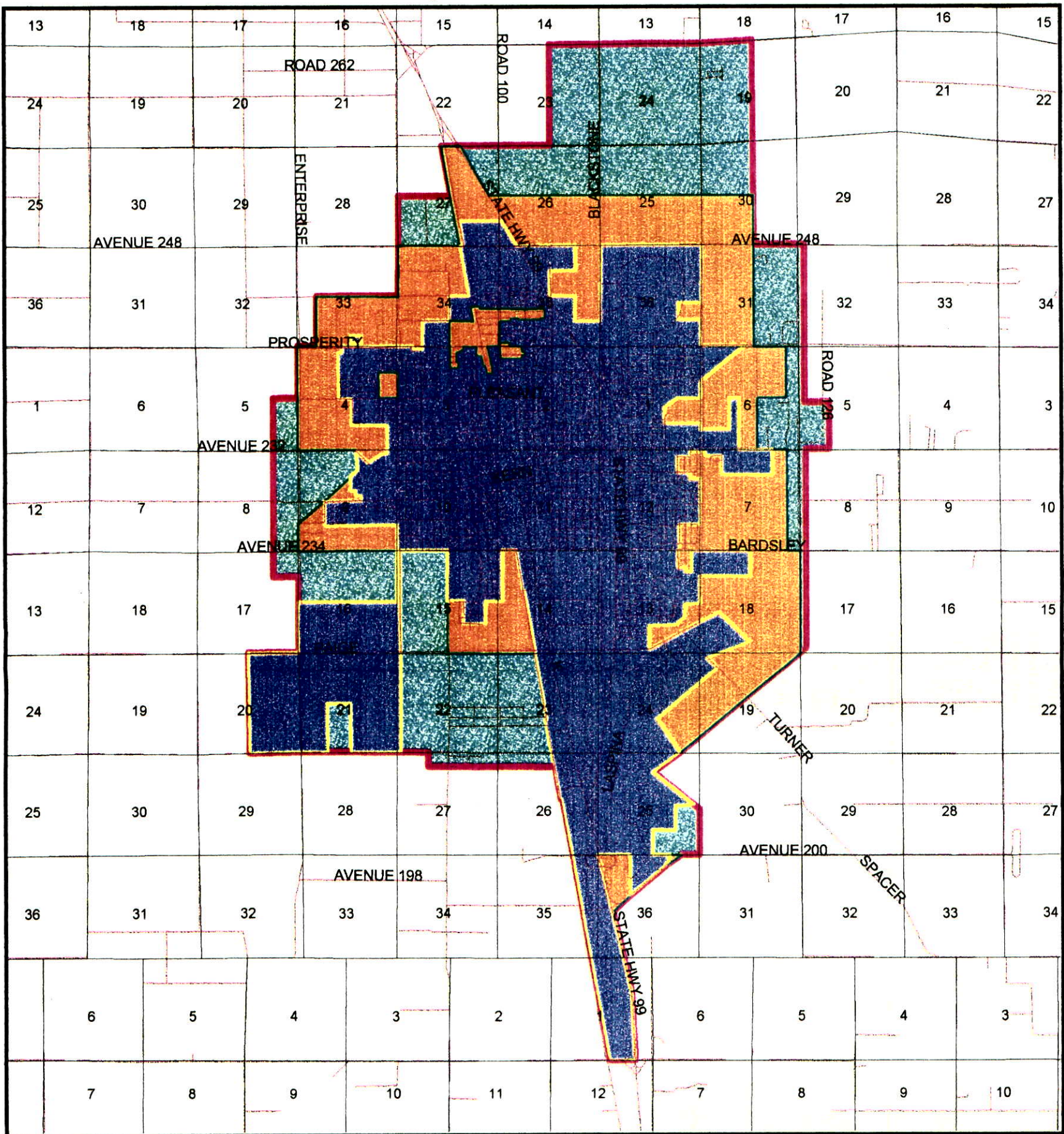
- b. It is the intent of the Board of Supervisors and Planning Commission that any urban uses which are existing, or for which prior approvals have been granted by the County, which would now be located in the area between the Urban Development Boundary and the Urban Area Boundary, be allowed to retain appropriate zoning in recognition of these existing and approved urban uses. Any rezoning proposed for development purposes in this area would be subject to the Rural Valley lands Plan and policy a. above.

VI. IMPLEMENTATION

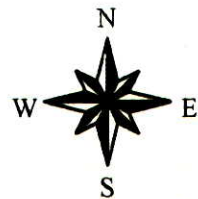
To implement the above changes in Tulare Urban Boundaries, certain changes in the land use and zoning will be necessary. Any such changes in land use necessitated by this amendment will be incorporated into an amendment to the Tulare Area Land Use Plan. Recommended zoning reclassifications for this amendment will be processed concurrently with the amendment to the Tulare area Land Use Plan.



City of Tulare



-  PLS Grid
-  Streets and Highways
-  Area Within Tulare City Limit
-  Area Between City Limits and County Urban Development Boundary
-  Area Between Urban Development Boundary and Urban Area Boundary



Tulare County General Plan
Urban Boundaries Element
Amendment 94-006

Adopted
Tulare County
Board of Supervisors
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