PORTERVILLE CITY COUNCIL AGENDA  
COUNCIL CHAMBERS, CITY HALL  
291 N. MAIN STREET, PORTERVILLE, CALIFORNIA  
JULY 16, 2008 - 4:00 P.M.

Call to Order  
Roll Call

Pledge of Allegiance led by Council Member Pedro Martinez  
Invocation

**ORAL COMMUNICATIONS**  
This is the opportunity to address the City Council on any matter of interest, whether on the Agenda or not.

**SCHEDULED MATTERS**  
1. Urban Boundaries Amendment  
   Re: A review and discussion on increasing the City’s Urban Area Boundary, the Urban Development Boundary, and the Sphere of Influence to reflect the intended vision of the recently adopted 2030 General Plan.

**WRITTEN COMMUNICATIONS**  
**ORAL COMMUNICATIONS**

**ADJOURNMENT** - to the meeting of August 5, 2008 at 6:00 p.m.

*It shall be the policy of the City Council to complete meetings, including closed sessions, by 11:00 p.m. unless, upon consensus, Council elects to continue past the adjournment hour.*

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Chief Deputy City Clerk at (559) 782-7442. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at the Office of City Clerk, 291 North Main Street, Porterville, CA 93257, during normal business hours.
STUDY SESSION

SUBJECT: URBAN BOUNDARIES AMENDMENT

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

COMMENT: The City of Porterville is currently seeking to implement the policies and vision of the recently adopted 2030 General Plan by amending the Urban Area Boundary, Urban Development Boundary, and Sphere of Influence. The boundary amendments are intended to reflect the collective desires and visions for the area in and around the City of Porterville.

The existing boundaries were last updated in 1993 and are believed to fall short of providing the intended land and resources to create the expected new neighborhoods and neighborhood centers envisioned in the General Plan and embraced by the community. The proposed updates to the boundaries include enlarging the area of the Urban Area Boundary to encompass the Planning Area established in the General Plan, and include enlarging the area of the Urban Development Boundary and Sphere of Influence to include sufficient land, in strategic locations, to meet the growth expectations of the next twenty years.

Draft boundaries are currently being put together by city staff that take into consideration available land within the existing boundaries and needed additional land that will result in the logical and orderly growth of the community. A major factor that needs to be considered is the direction the City wants to grow over the next 5 to 20 years. In essence, the availability of developable land greatly influences the direction of growth. The proposed boundaries take into consideration various development constraints such as agricultural preserves, topography, and infrastructure deficiencies.

The Tulare County Local Agency Formation Commission (LAFCO) is the governing body responsible for reviewing and approving boundary amendments. LAFCO has a series of policies and procedures that govern urban boundaries and how they may be amended. Attachment 1 contains a list of LAFCO policies that are important to this effort.

Staff has quantified the land currently vacant and developable within the existing Urban Development Boundary and analyzed how much of it is available in each General Plan land use classification.

Staff has also identified potential sites for incorporating into the Urban Development Boundary that would result in a logical and orderly development pattern, help meet the goals and visions of the Porterville General Plan, accommodate growth for the next 20 years and meet LAFCO requirements. These sites are located on the urban edge of the community and include one large
"community of interest" along the western shore of Lake Success and the Rocky Hill area. This is intended to accommodate the Resort Residential community envisioned in the General Plan. It should be noted that including Rocky Hill into the resort residential community necessitates including that area as some form of preserve upon development of the area.

Areas that are ultimately included in the new Urban Development Boundary will be the targeted areas for development during the next 20 years. Decisions made now on which areas to consider have a significant potential to impact the way the community grows and develops.

**RECOMMENDATION:** That the City Council consider the information presented by staff and the public and provide direction to staff.

**ATTACHMENT:**

1. List of Important LAFCO Policies
2. Conceptual Boundary Revision Map
Important LAFCO Policies Regarding Boundary Amendments.

1. Whenever possible, the Sphere of Influence of each city should reflect twenty-year growth areas with additional areas for communities of interest.

2. Cities are required to update their Sphere of Influence Boundaries no less than once every five years.

3. The following factors shall be considered when reviewing proposals for a change in organization, reorganization, incorporations, dissolution and other proposals processed by LAFCO:

   a. Population, population density, land area and land use, per capita assessed valuation, topography, natural boundaries, drainage basins, proximity to other populated areas, the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years.

   b. The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probably effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

   c. The effect of the proposed action on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

   d. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development.

   e. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands.

   f. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affection the proposed boundaries.

   g. Consistency with city or county general and specific plans.

   h. The sphere of influence of any [other] local agency which may be applicable to the proposal.

   i. The comments of any [other] affected agency.

   j. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
k. Timely availability of water supplies adequate for projected needs.

l. The extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs allocation.

m. Any information or comments from the landowner or owners.

n. Any information relating to existing land use designation.

o. An adequate Plan for Services has been provided by the applicant that details the financing and methods of extending municipal services to the area to be annexed.