



# **Visalia City Council**

## **Visalia City Council**

### **Meeting Agenda - Final**

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

Mayor Brett Taylor  
Vice Mayor Liz Wynn  
Council Member Steve Nelsen  
Council Member Emmanuel Hernandez Soto  
Council Member Brian Poochigian

---

**Tuesday, December 2, 2025**

**6:00 PM**

**City Council Chambers**

---

#### **Special Meeting**

#### **ROLL CALL**

#### **CALL TO ORDER WORK SESSION - 4:30 PM (Unless otherwise noted)**

#### **PUBLIC COMMENTS**

Citizens are now invited to comment on issues within the jurisdiction of the Visalia City Council and items listed on the Closed Session agenda. The Council asks that you keep your comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome. Each speaker will be allowed three minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

#### **WORK SESSION AND ACTION ITEMS (as described)**

1. **Presentation by the Traffic Operations Division** - Presentation and updates on the Traffic Maintenance Division's annual tasks and accomplishments. [25-0532](#)
2. **Park & Recreational Facilities Impact Fee Fund Overview** - Review currently approved park projects and available funding for future projects. [25-0546](#)

#### **ADJOURN TO CLOSED SESSION - 5:30 PM (Or, immediately following Work Session)**

#### **CALL TO ORDER REGULAR SESSION - 6:00 PM**

#### **PLEDGE OF ALLEGIANCE**

#### **INVOCATION**

#### **SPECIAL PRESENTATION / RECOGNITION**



## PUBLIC COMMENTS

This is the time for general public comment on issues within the jurisdiction of the Visalia City Council. Each speaker tonight may speak for up to 3 minutes during this general comment period on a matter that is not on this agenda.

The public may also make one comment for up to 3 minutes prior to the consideration of the Consent Calendar, and immediately before any regular agenda item is heard. The Council asks that you keep your comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome.

Each speaker will be allowed three minutes and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

## ITEMS OF INTEREST

### CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion.

This is the time for members of the public to provide public comment on an item on the Consent Calendar. Comments will not be taken individually by the public if an item is pulled by a Council Member. Each speaker is allowed up to 3 minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

1. **Authorization to read ordinances by title only.** [25-0427](#)
2. **Award Design Contract** - Authorize the City Manager to award a professional design services contract to Peters Engineering, Inc. for the SB1 Street Rehabilitation - Center & Acequia project in the amount of \$699,120 [25-0475](#)
3. **Record Final Map** - Request authorization to record the final map for Belissa Phase 1 subdivision located at the northwest corner of North Demaree Street and West Pratt Avenue (147 lots); and the formation of Landscape and Lighting Assessment District No. 25-09, "Belissa Subdivision" and levying the annual assessments (Resolution Nos. 2025-77 and 2025-78 required). [25-0505](#)
4. **NEOGOV Software Agreement** - Authorize the City Manager to enter into a three-year sole source contract to renew the software license with NEOGOV and consolidate the contract for a three-year term for an amount not to exceed \$246,924.47. [25-0536](#)

## REGULAR ITEMS AND PUBLIC HEARINGS

Comments related to regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. **Sanitary Sewer Master Plan Adoption** - Approve and Adopt the Sanitary Sewer System Master Plan. [25-0496](#)
2. **Ordinance Adoption** - Public hearing and first reading of an Ordinance to adopt Zoning Text Amendment No. 2025-04: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), as to implement Program 2.7 for Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 for Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element. The regulations will apply Citywide to properties within the city limits of the City of Visalia. [25-0520](#)

## CLOSED SESSION REPORT

## ADJOURNMENT

## UPCOMING CITY COUNCIL MEETINGS

1. Upcoming City Council Meetings [25-0534](#)

Monday, December 15, 2025 @ 7:00 p.m. at 707 W. Acequia

Tuesday, January 20, 2026 @ 7:00 p.m. at 707 W. Acequia

Note: Meeting dates and times are subject to change, check posted agenda for correct details. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings contact 713-4512.

Written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 220 N. Santa Fe Street, Visalia CA 93292, during normal business hours.



# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

---

**File #:** 25-0532

**Agenda Date:** 12/2/2025

**Agenda #:** 1.

---

**Agenda Item Wording:**

**Presentation by the Traffic Operations Division** - Presentation and updates on the Traffic Maintenance Division's annual tasks and accomplishments.

**Prepared by:** Danny Galindo, Public Works Manager, [danny.galindo@visalia.city](mailto:danny.galindo@visalia.city), 713-4186. Nick Bartsch, Public Works Director, [nick.bartsch@visalia.city](mailto:nick.bartsch@visalia.city), 713-4052

**Department Recommendation:** Staff recommends that Council receive the presentation and updates from the City of Visalia Traffic Maintenance Division.

**Summary:**

The Traffic Maintenance Division is made up of six employees that are responsible for the operations and maintenance of the City's traffic signals, street lighting, pavement markings, identification and regulatory signage, and locating and marking of the City's underground utility infrastructure. The Division currently maintains 137 signalized intersections, approximately 4,000 streetlights, 20,000 regulatory and street name signs, an estimated 1,000,000 square feet of pavement markings, and responds to an average of 9,000-10,000 annual Underground Service Alert (USA) Ticket requests for utility infrastructure location marking.

**Background Discussion:**

Preventative maintenance (PM) is performed on an average of 10-14 intersections each month. Each inspection includes a thorough check of the electrical systems and components within the signal cabinets, as well as testing and cleaning. Staff verify all vehicle and pedestrian indicators function appropriately, test pedestrian push buttons, and check vehicle detection systems (including video, radar, induction loops, and EMS preemption). Lastly, Staff ensure that signal timing and coordination is current and accurate.

Troubleshooting a traffic signal requires careful thought and years of hands-on experience. A properly functioning signal involves many components working together, from the input file (such as induction loops, video detection, and radar) to the controller programming and timing, output file, and the field wiring.

Staff conduct regular streetlight checks to ensure all city-owned lights are operational. This involves driving through sections of the city and identifying any lights that are out. Since this must be done at night, Staff schedule early morning shifts to allow them to compile a list of lights that need attention. Once identified, faulty fixtures are repaired or replaced with new, energy-efficient LED fixture.

Damaged streetlighting wiring is a recurring issue. One of the main causes is damage from ants. These insects often eat through the insulation, leading to shorts circuits and tripped breakers. Ant-related damage must be repaired on a regular basis.

All of the city's underground infrastructure, including traffic signals, streetlights and fiber optic conduits, storm drain, and sanitary sewer lines must be accurately located, marked, and documented. Everyday each (811) USA Dig ticket that comes through must be reviewed, marked out, and signed off to ensure protection of all city utilities during excavation.

Based on the anticipated life of identification and regulatory signage, the City is divided into 14 sections for efficient replacement. Each section is fully surveyed before placing an order for new signs. Once the order is received, installation and updates to the City's inventory log take several months to complete. Surveying typically takes place in late winter and early spring, allowing sign orders to be placed and manufactured during the painting season (Spring/Summer). When the painting season ends, the focus shifts to sign replacement, which continues through the Fall and Winter months.

With roughly 115 end-of-road barricades throughout Visalia, a fair amount of maintenance is required each year. Repairs are often needed due to accidents, vandalism, fading from age, and weeds that grow around or in front of the barricades.

The maintenance of most lane striping is completed by a contractor using a specialized paint striping truck designed to efficiently paint long, straight lines. The City is divided into quadrants, and each year the contractor stripes the quadrant diagonally opposite (caddy-corner) to that year's reclamite project. This rotation ensures all city street lines are refreshed every other year. The Division's in-house paint crew use a small walk behind paint machine to restripe small sections when there has been pavement repairs by the Street Department.

During the summer months, the paint crew is responsible for refreshing the city's pavement markings and painted curbs. Staff focus on areas where the paint has become old or faded. The only exceptions are downtown areas and school zones, which are repainted every year.

At the end of November, the team installs all the Christmas decorations throughout the downtown area. Once the holiday season ends, they return to remove and store them for next year.

**Fiscal Impact:** N/A

**Prior Council Action:** N/A

**Other:** N/A

**Alternatives:** N/A

**Recommended Motion (and Alternative Motions if expected):**

No motion required.

**Environmental Assessment Status:** N/A

**CEQA Review:** N/A

**Deadline for Action:** 12/2/2025

**Attachments:** Traffic Maintenance Division Presentation.



# Traffic Safety Division Public Works





## Traffic Safety Staff

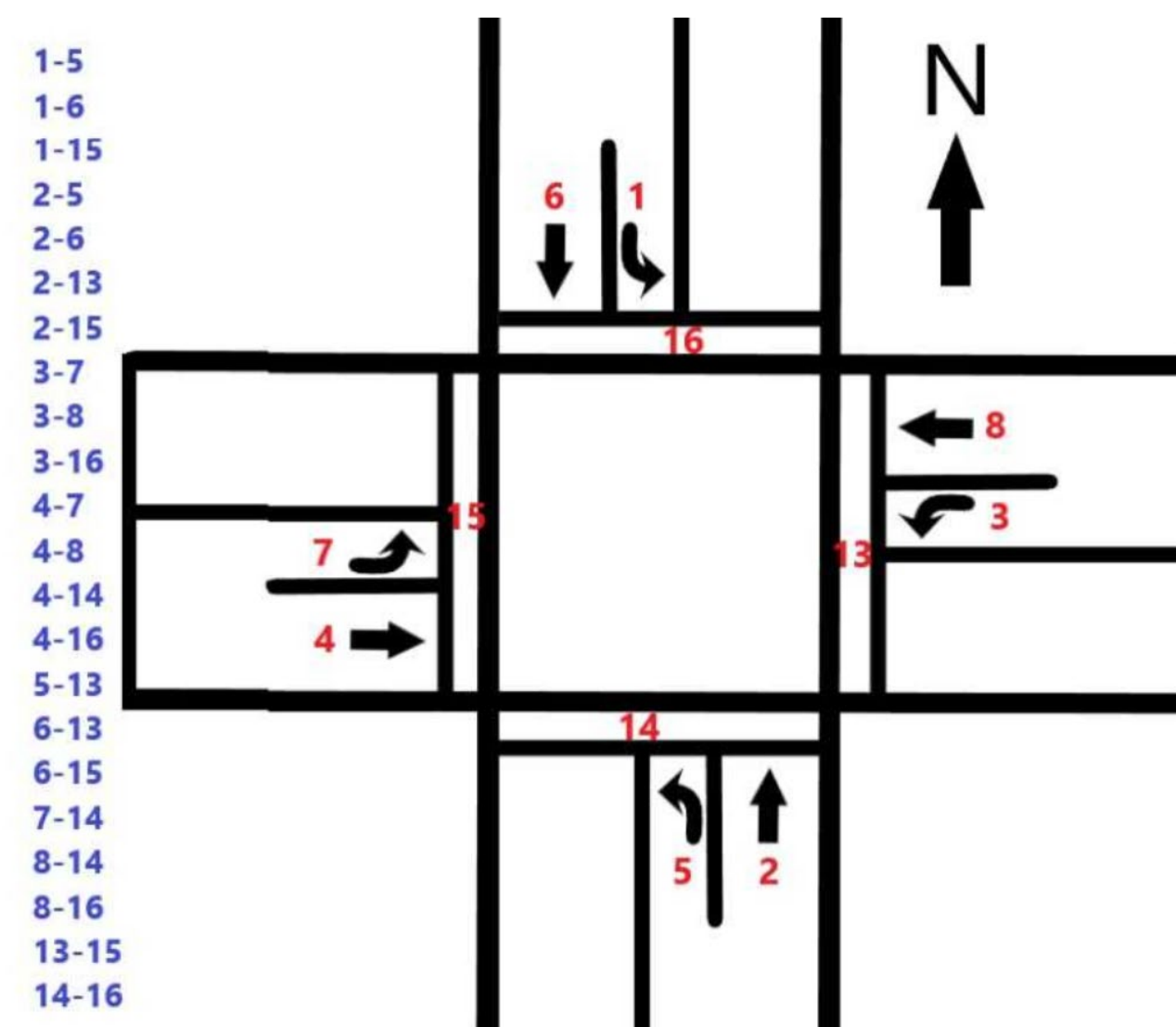
- (1) Traffic Operations Supervisor
- (1) Senior Traffic Safety Worker
- (2) Traffic Signal Technicians
- (1) Utility Line Locator
- (1) Part-time Traffic Safety Worker





The City of Visalia currently has 137 traffic signals, approximately 4,000 streetlights, nearly 20,000 regulatory and street name signs, an estimated 1,000,000 sq. ft. of pavement markings, and 9-10,000 annual 811 USA tickets called in.

- Annual traffic signal maintenance and repairs
- Streetlight repairs
- Regulatory and street name sign repair and citywide replacement
- School-zone flasher maintenance and repairs
- Pavement markings and curb-paint maintenance
- Marking miles of conduits, storm drains, and sanitary sewer lines that require 811 USA response





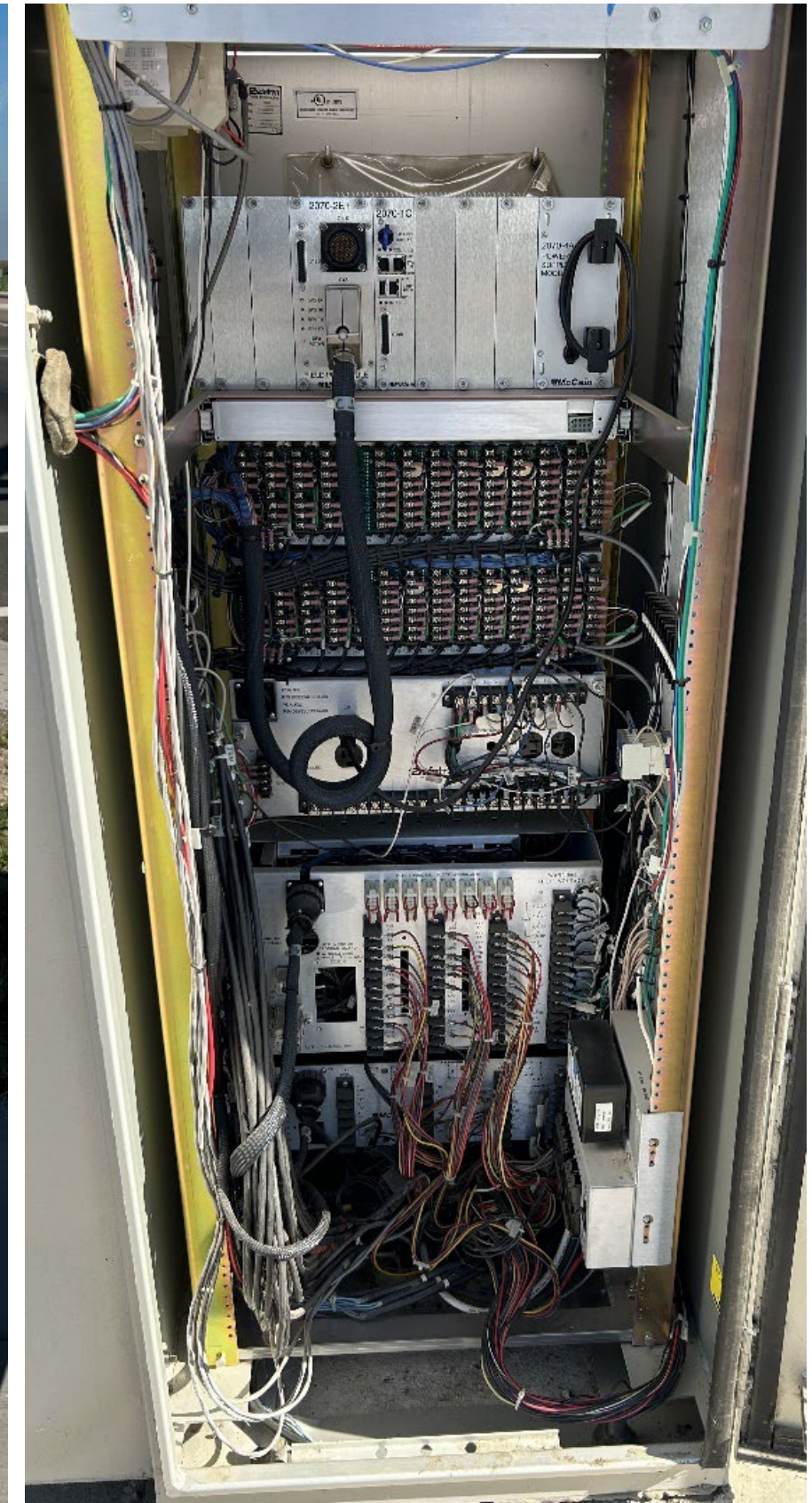
- Programming controllers and timing for the traffic signals
- An average of 12 signal pole knockdowns and 13 streetlight knockdowns annually
- Assisting the Streets Division with after - hours callouts when needed
- Managing over 400 annual CSR workorders related to traffic signals, streetlights, pavement markings, curb paint and street signs



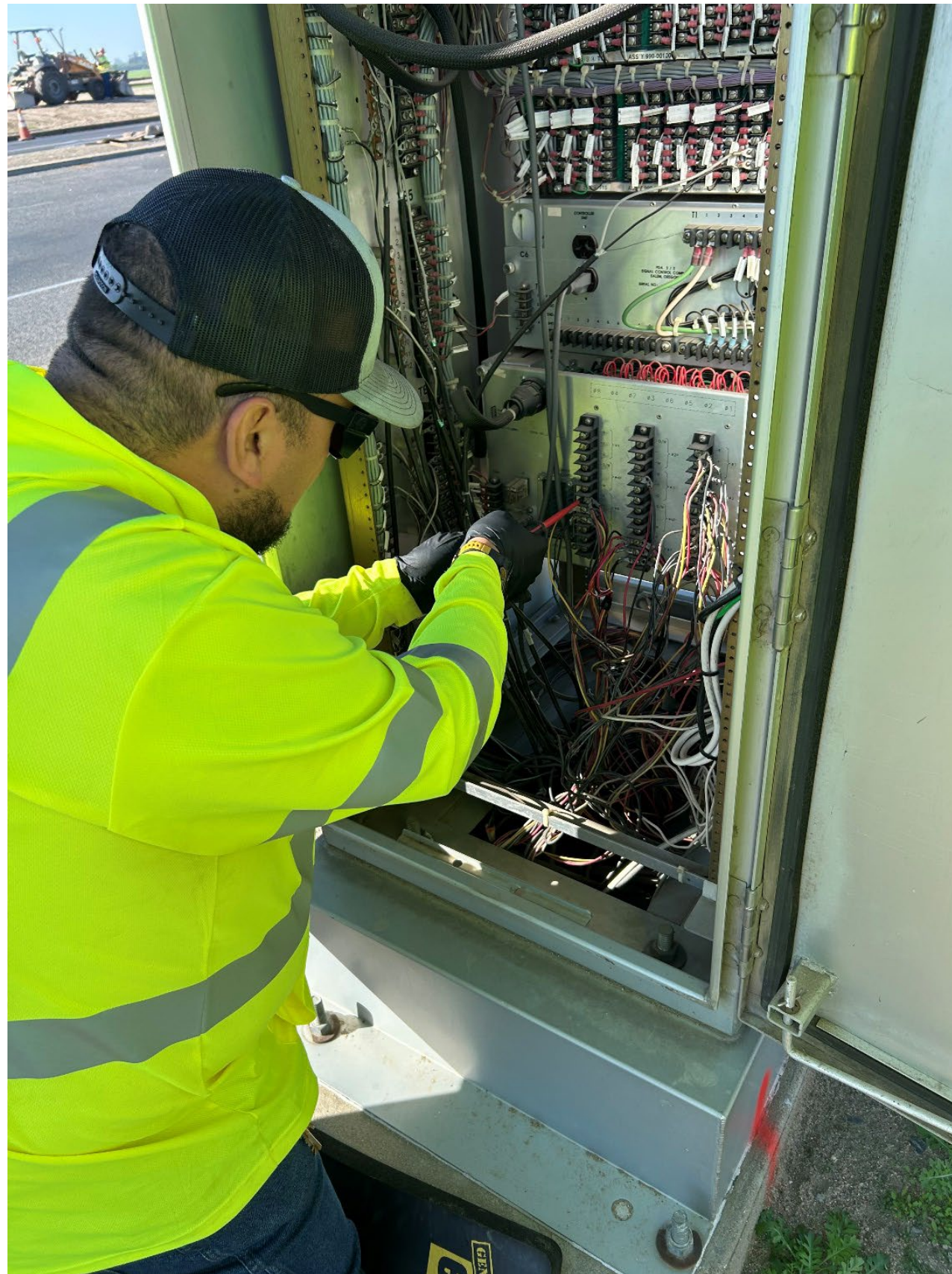


## Traffic signal maintenance

Preventative maintenance (PM) is performed on 10-14 intersections each month. Each inspection includes a thorough check of the electrical systems and components within the signal cabinets, as well as testing and cleaning. We also verify all vehicle and pedestrian indicators, test pedestrian push buttons, and check vehicle detection systems (including video, radar, induction loops, and EMS preemption). Lastly, we ensure that signal timing is current and accurate.







## Traffic signal troubleshooting

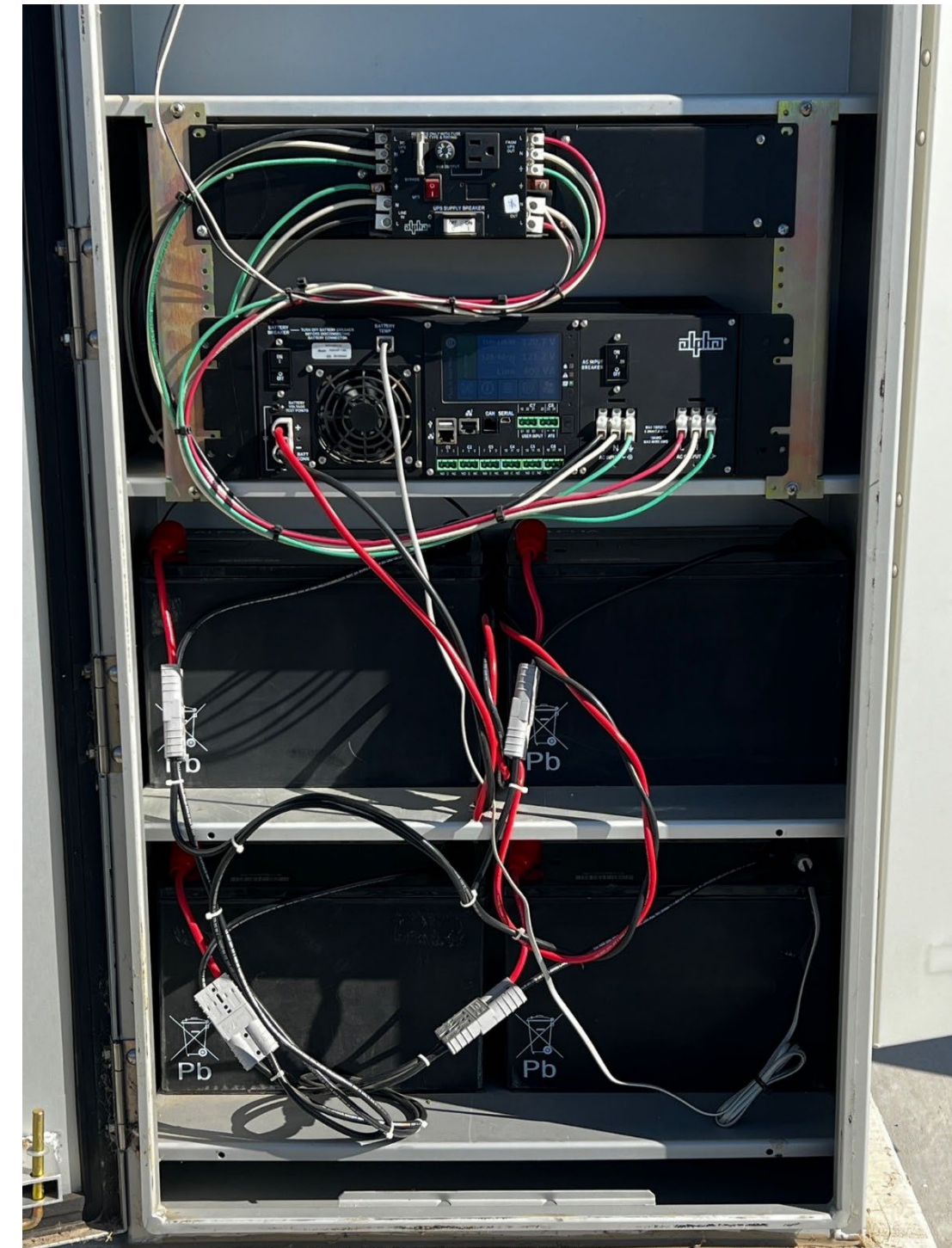
Troubleshooting a traffic signal requires careful thought and years of hands-on experience. A properly functioning signal involves many components working together, from the input file (such as induction loops, video detection, and radar) to the controller programming and timing, output file, and the field wiring.



## Replacing damaged video detection camera



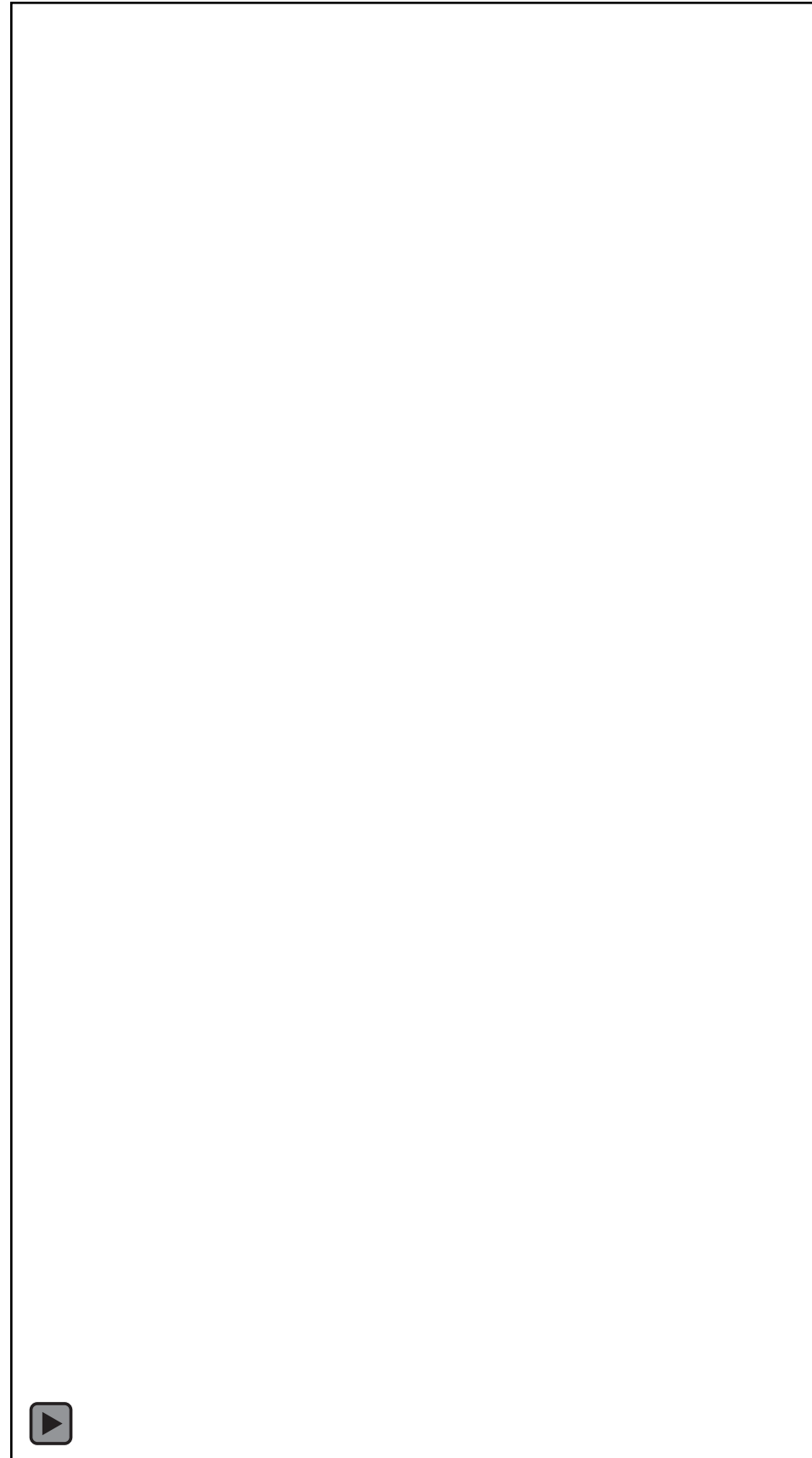
## Traffic signal battery backup system





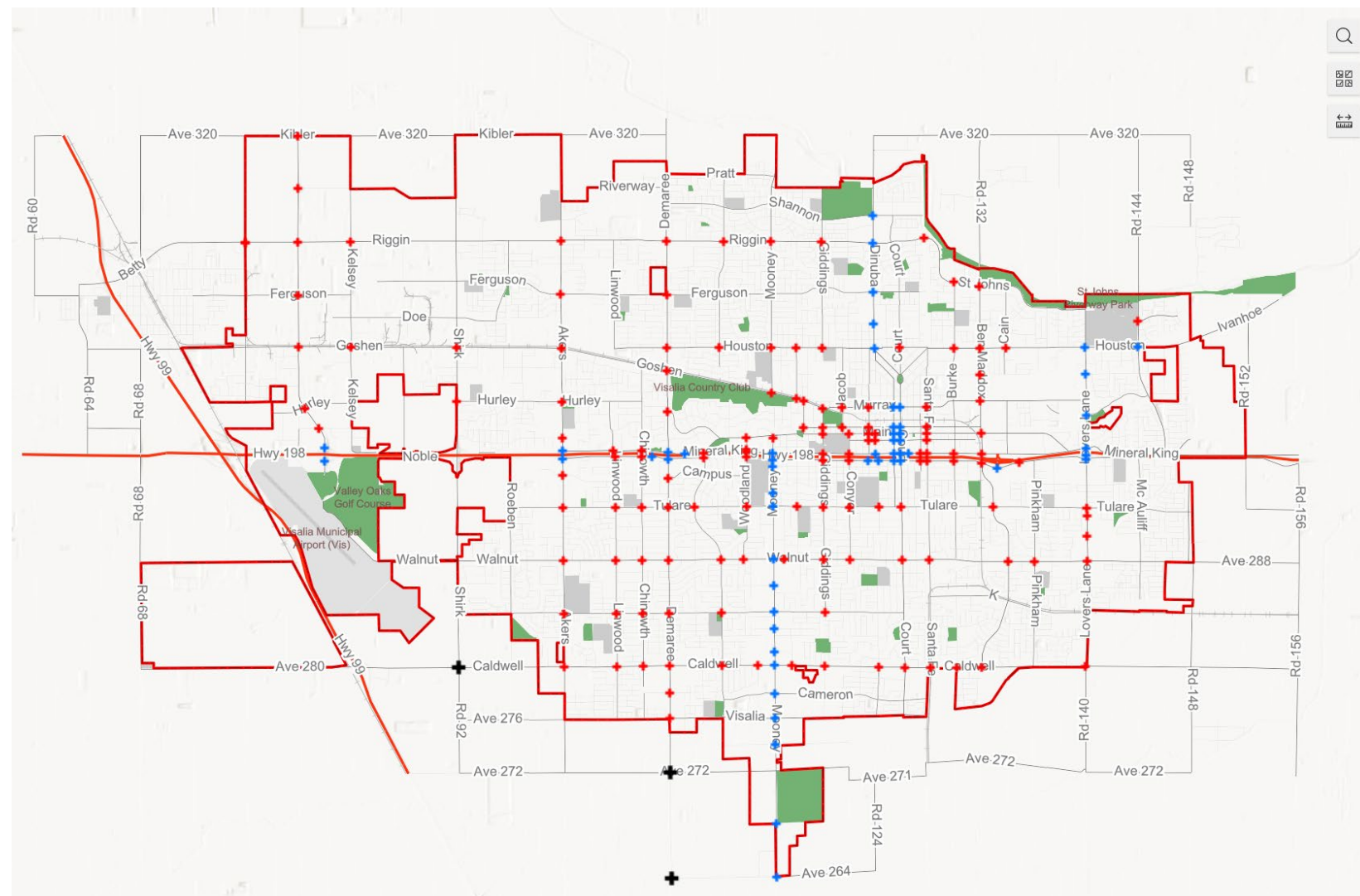
## Iteris video detection at Caldwell and Demaree



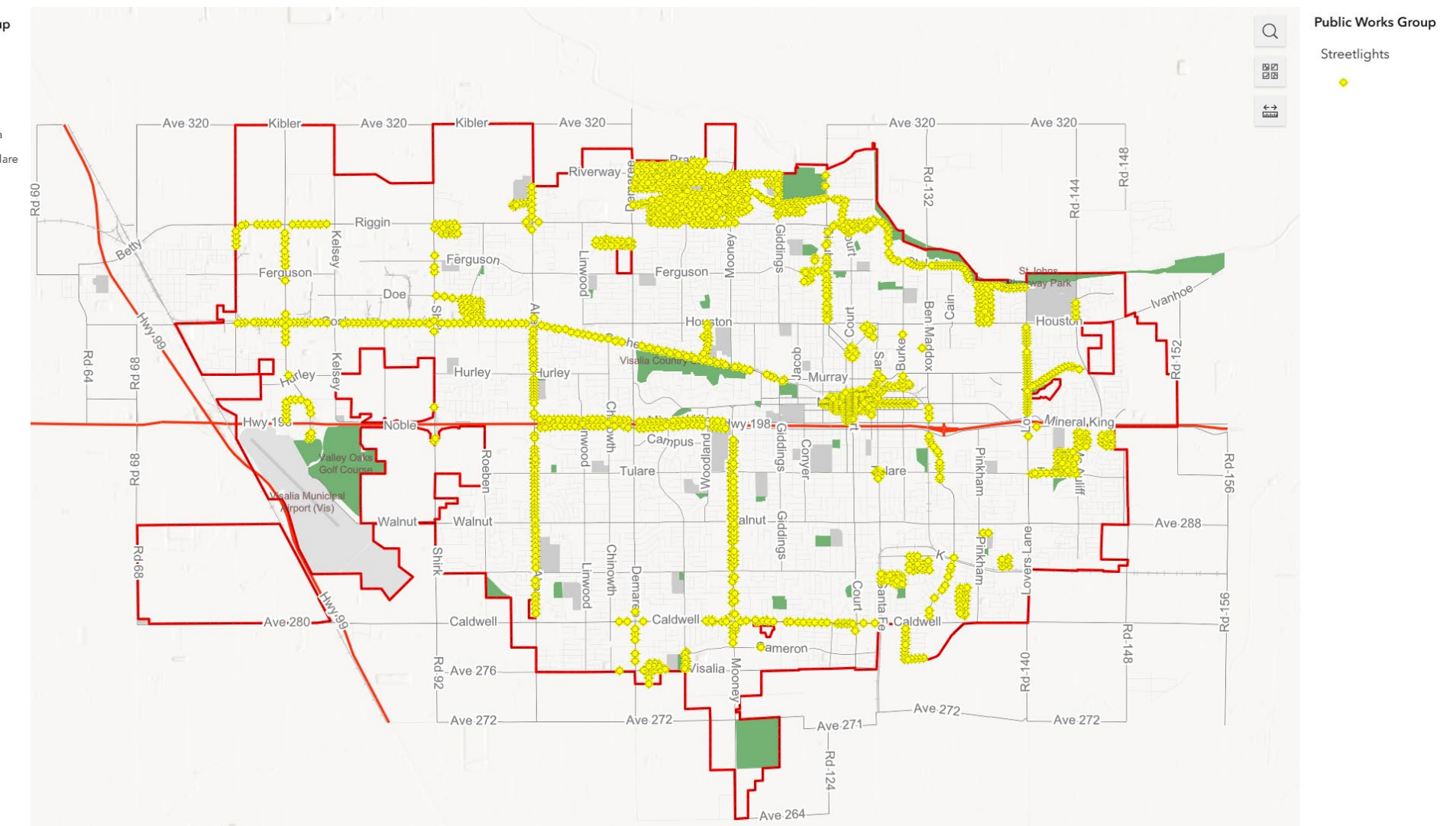


Iteris radar advance trigger  
line at Caldwell and Demaree

# Current maps of traffic signal and streetlight locations



137 city owned traffic signals



Approximately 2,000 city owned  
streetlight currently mapped





## Streetlight repair

We conduct regular streetlight checks to ensure all city-owned lights are operational. This involves driving through sections of the city and identifying any lights that are out. Since this must be done at night, we schedule early morning shifts to allow us to compile a list of lights that need attention. Once identified, we replace the faulty fixture with new, energy-efficient LED fixtures.



## Replacing underground conductors

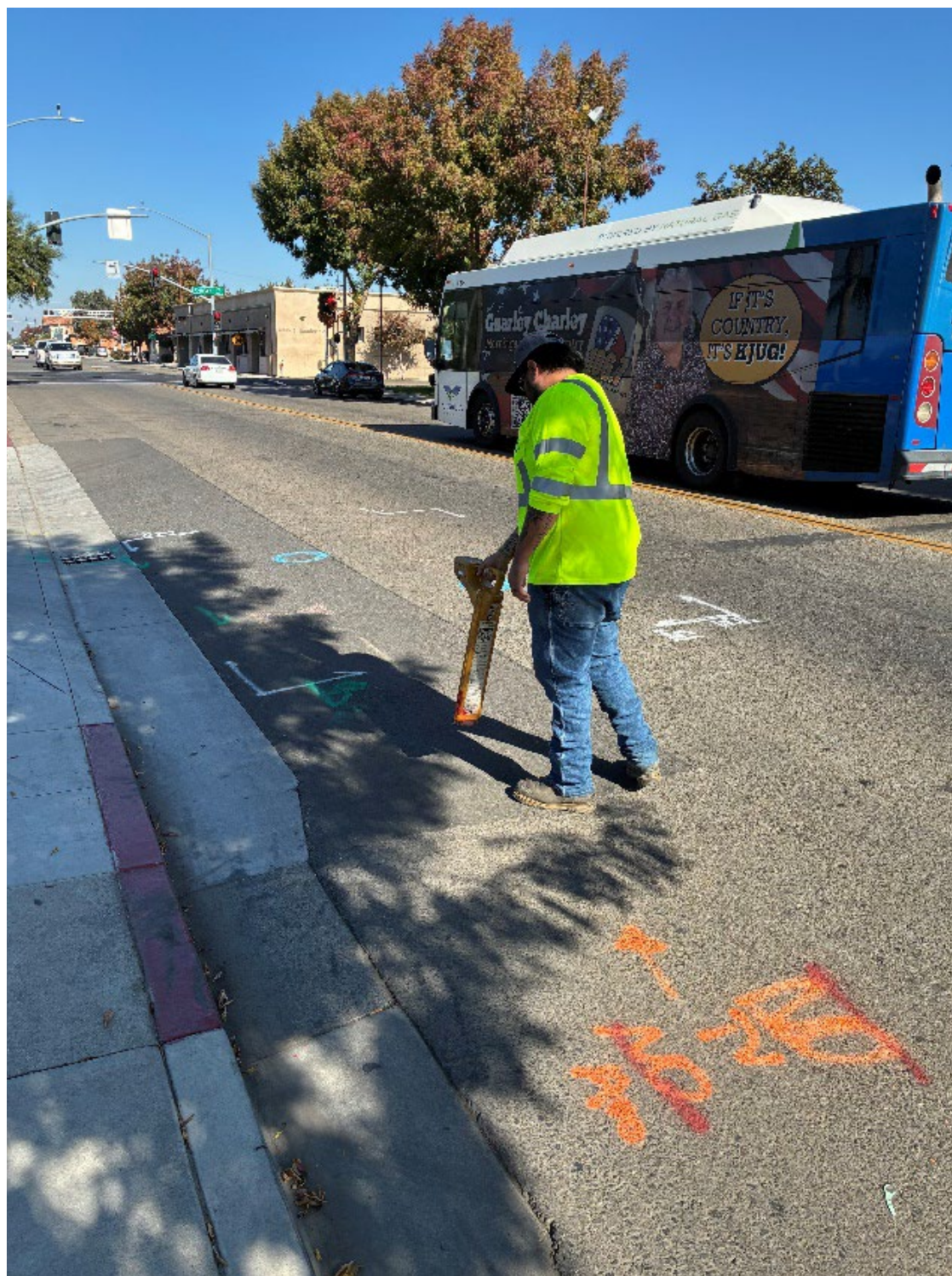
Damaged streetlighting wiring is a recurring issue. One of the main causes is ant damage, these insects often eat through the insulation, leading to shorts circuits and tripped breakers. Ant-related damage is something we must repair on a regular basis.





## 811 USA markings

All of the city's underground infrastructure, including traffic signal, streetlight and fiber optic conduits, storm drain and sanitary sewer lines must be accurately located, marked, and documented. Everyday each (811) USA Dig ticket that comes through must be reviewed, marked out, and signed off to ensure protection of all city utilities during excavation.





## Sign replacement and knockdown repair

The city is divided into 14 sections for the blanket replacement of regulatory and street name signs. Each section is fully surveyed before placing an order for new signs. Once the order is received, installation and updates to the city's inventory log take several months to complete.

Surveying typically takes place in late winter and early spring, allowing sign orders to be placed and manufactured during the paint season.

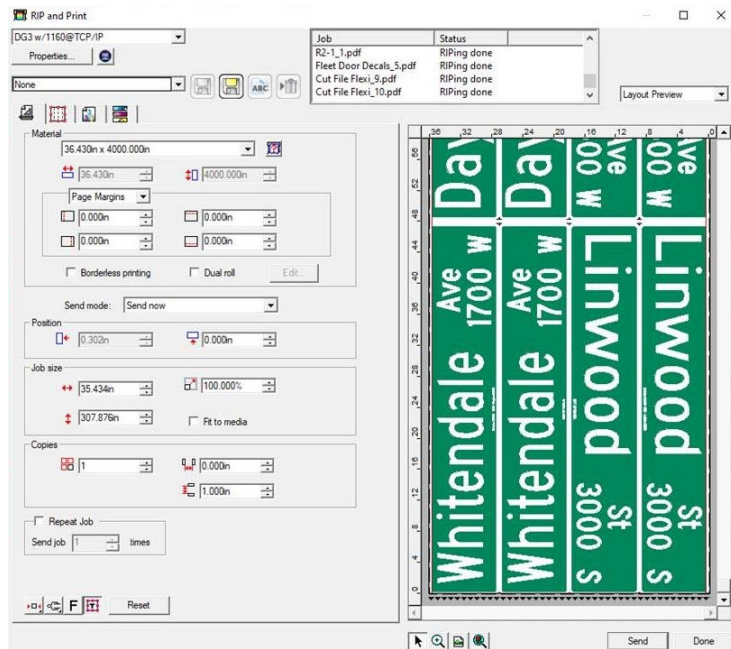
When the painting season ends, the focus shifts to sign replacement, which continues through the fall and winter months.





## Sign making

1. Each sign must be designed according to our standards



2. Use the computer and printer to print the sign



3. The plotter then cuts each sticker out



4. Then comes fabrication, adhering the sheeting to the blank metal sign



5. Finally the installation of the anchor, telespar pole and sign





## End of road barricades

With an estimated 115 end-of-road barricades throughout Visalia, a fair amount of maintenance is required each year. Repairs are often needed due to accidents, vandalism, fading from age, and weeds that grow around or in front of the barricades.





## Long line striping



Lane striping is completed by a contractor using a specialized paint striping truck designed to efficiently paint long, straight lines. The city is divided into quadrants, and each year the contractor stripes the quadrant diagonally opposite (caddy-corner) to that year's reclamite project. This rotation ensures all city street lines are refreshed every other year. Our in-house paint crew use a small walk behind paint machine to restripe small sections when there has been pavement repairs by the Street Department.



## Pavement markings and curb painting

During the summer months, the paint crew is responsible for refreshing the city's pavement markings and curb paint. We focus on areas where the paint has become old or faded. The only exceptions are downtown areas and school zones, which we aim to repaint every year.





School crosswalks, stop bars, curb paint and parking stalls all need to be refreshed annually





## Everyone's favorite time of year

At the end of November, our team installs all the Christmas decorations throughout the downtown area. Once the holiday season ends, we return to remove and store them for next year.





# Thank you







# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

**File #:** 25-0546

**Agenda Date:** 12/2/2025

**Agenda #:** 2.

### **Agenda Item Wording:**

**Park & Recreational Facilities Impact Fee Fund Overview** - Review currently approved park projects and available funding for future projects.

**Prepared by:** Renee Nagel, Finance and Technology Director, 559-713-4375, [Renee.Nagel@visalia.gov](mailto:Renee.Nagel@visalia.gov)  
Amea Swearingen, Budget Analyst, 559-713-4170, [Amea.Swearingen@visalia.gov](mailto:Amea.Swearingen@visalia.gov)

**Department Recommendation:** Review currently approved park projects and available funding for future projects.

### **Summary:**

The Parks & Recreation Department has several large projects that will need additional funding from the Park & Recreational Impact Fee Fund, grants and/or significant additional funding sources.. This report outlines the available funding, projects currently budgeted, additional funding needed on current projects and potential funding options that Council could consider.

### **Background Discussion:**

The Parks & Recreation Department is charged with providing safe, clean, attractive parks and facilities in adequate numbers distributed throughout the community. The Department consists of 7 recreational facilities, 292 acres of parks (37 parks + 23 pocket parks), 164 acres of open spaces, and 25 miles of community trails.

Maintenance for these recreational facilities, except for pocket parks, are funded by the General Fund and Measure N. This includes all improvements to these facilities, including enhancements or updates. Pocket Parks are funded by the Landscape & Lighting District they are located within.

Construction for new facilities has several funding sources such as Parks & Recreation Impact Fee Fund for new parks and facilities, Measure R for trails listed in the Measure R plan, Landscape & Lighting Districts for pocket parks, and grant funding which is very limited and very competitive.

### **Funding & Projects**

#### Maintenance & Facility Improvements Project Funding (General Fund, Measure N, ARPA)

The General Fund is the largest individual fund in the City and is comprised of 9 operating departments. The majority of the revenues come from sales tax and property tax. The General fund currently has 50 park and recreational facility improvement projects budgeted for \$18.1 million with \$9.5 million in grants. This total does not include vehicles and equipment needed for operations.

The larger projects include the Riverway Sports Park soccer field fencing, and Plaza Park lights and electrical upgrade. The grant projects are for new construction and are housed in the General Fund.

Grants in the general fund include the basins at the East Side Regional Park, the inclusive park, and a community dog park. A list of the General Fund parks and recreation projects are attached. Additional projects that were approved by Council in June 2025 for \$2.6 million from the General Fund are also included in the list.

Measure N has \$1.5 million in recreation facility improvement projects budgeted in this fiscal year which includes HVAC replacements, updating interior and exterior of specific buildings. A list of the Measure N Fund projects for recreation facility improvements are attached.

In addition to the General Fund projects, the Park & Recreation Department was able to complete major updates to the parks and its amenities over the last 2 years due to the one-time ARPA funding that the City received. Projects completed with this funding included shade structures, new arbors, resurfacing blacktops, and new pond lining for Plaza park. The total park improvements projects funded by ARPA was \$4.2 million.

#### New Park & Recreational Facilities (Park & Recreational Facility Impact Fee Fund)

The Park & Recreational Facility Impact Fee fund is for the acquisition and development of parks, open space, and recreational facilities. The fees are collected on new development in lieu of providing parks and open space. The fee is adjusted each year by the ENRCCI rate as part of the City's annual Rates and Fees process. The amount of revenue collected each year fluctuates with development. The fees charged and when they are collected is shown in Table 1 - Park & Recreational Facility Impact Fee.

**Table 1 - Park & Recreational Facility Impact Fee**

	<b>Paid when Recoding Final Map (\$/Unit)</b>	<b>Paid with Building Permit (\$/Unit)</b>	<b>Total Cost Per Unit</b>
Single-Family	\$ 2,035	\$ 2,749	\$ 4,784
Multi-Family	\$ 1,791	\$ 2,418	\$ 4,209
Mobile Home	\$ 1,395	\$ 1,882	\$ 3,277

The Park & Recreational Facility Impact Fee fund currently has 18 capital projects budgeted for \$18.4 million and is projecting to have another \$57.3 million in projects for FY 26/27 through FY 29/30. The costs for these projects far exceed the estimated revenue for the Fund, leaving a deficit of \$44.6 million in FY 29/30 as shown below in Table 2 - Park & Recreational Facility Impact Fee Fund Projection. Several of these projects have already been identified as needing additional funding, which is not included in the projected deficit.

**Table 2 - Park & Recreational Facility Impact Fee Fund Projection**

	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Beginning Cash Balance	12,083,131	(3,155,607)	(3,867,684)	(9,724,828)	(39,715,107)
Park & Recreational Impact Fee	2,681,778	2,775,640	2,872,788	2,973,335	3,077,402
Interest Earnings	483,325	483,300	483,300	483,300	483,300
Operating Expenditures	(25,064)	(26,317)	(27,633)	(29,014)	(30,465)
Capital Improvements	(18,378,778)	(3,944,700)	(9,185,600)	(33,417,900)	(8,383,500)
<b>Total Resources Available</b>	<b>(3,155,607)</b>	<b>(3,867,684)</b>	<b>(9,724,828)</b>	<b>(39,715,107)</b>	<b>(44,568,370)</b>

Below is a list of the projects that is projected for the Park and Recreation Facilities Impact Fund for a five-year period. Fiscal Year 2025/26 is the only year with budget appropriation. The remaining 4 years (FY 26/27 - 29/30) will need to be appropriated in future budgets.

**Table 3 - Park & Recreational Facility Impact Fee Fund Projects**

	Project Description	2025-26	2026-27	2027-28	2028-29	2029-30
1	East Side Regional Park EIR	106,600				
2	East Side Regional Park Site Master Plan	1,863,500			11,694,200	83,500
3	East Side Regional Park Basin G	32,599				
4	East Side Regional Park Basin F	137,469	1,433,200			
5	East Side Regional Park (ESRP) Basin E		156,200	445,600	23,700	
6	Eastside Park Regional Park Basin D	510,159				
7	Riverway Sports Park North Parking Lot	1,614,790				
8	Riverway Community Dog Park	49,433				
9	Victory Oaks 2-Acre Neighborhood Park	2,250,000	1,250,000			
10	Road 148-Mineral King to St. John's Parkway	3,403,500	160,700	8,690,000		8,300,000
11	Elliot Property 4-Acre Neighborhood Park	5,197,370				
12	Pearlwoods 5-Acre Neighborhood Park	3,042,372				
13	City Inclusive Park	33,593				
14	Removal of Orchard Eastside Regional Park	37,393				
15	Goshen-Virmargo Park/Pond Design				1,700,000	
16	Park Master Plan Update	100,000				
17	Southside Open Space and Basin		944,600			
18	New Recreation Center			50,000	20,000,000	
	<b>Total</b>	<b>\$18,378,778</b>	<b>\$3,944,700</b>	<b>\$9,185,600</b>	<b>\$33,417,900</b>	<b>\$8,383,500</b>

Four projects listed in the current budget that will need additional funding to move forward in this fiscal year are shown in the table below Table 4 - Park Funding Shortfall. The \$10 million shortfall is not included in the out years in Table 2.

**Table 4 - Park Funding Shortfall**

Project	Project Cost	Total Budget	Shortfall	Comments
Dog Park	2,000,000	300,000	(1,700,000)	Includes GF Grant \$177,500
Riverway Sports Park North Parking lot	1,701,000	1,701,000	(2,000,000)	
Pearlwoods Park	7,567,500	3,042,372	(4,525,128)	
Inclusive Park	9,780,352	7,880,352	(1,900,000)	
<b>Total</b>	<b>\$23,048,852</b>	<b>\$ 12,923,724</b>	<b>\$(10,125,128)</b>	

At the December 15<sup>th</sup> Council meeting, the Parks and Recreation Department will be presenting conceptual designs for parks at the Elliott Property and the Pearl Wood Property and be requesting to transfer funds from projects currently budgeted due to the funding shortfall.

In summary, the Park & Recreational Facility Impact Fee fund is not generating enough funds to construct planned projects. The City is currently updating the park and recreational facility master plan which will result in a recommended update to the impact fee. This is anticipated to be completed by Spring 2027. The master plan will most likely change the project list for the 5 years listed above. In addition, the list does not include an aquatic center that staff is currently researching at Councils direction, or construction of the East Side Regional Park, which is also a Council priority.

#### Funding Options:

Staff will continue to pursue grants for park and facility funding, and Council may choose to direct other funding, since as one-time property sales and surplus funds, towards the development of these amenities, but if there is interest in constructing these facilities in the near term, and in maintaining these facilities, other funding is likely too be needed.

If the Council chooses to accelerate construction of park and recreation facilities, and/or other Council priorities, perhaps including funding for maintenance of facilities, Council could consider other funding options including:

1. Increasing the Transient Occupancy Tax - each 1% increase could bring in an estimated \$500,000 annually)
2. Increase the Sales Tax - Each .25% increase would generate an estimated \$9 million. The maximum sales tax rate in California, 9.25%, which is .75% higher than Visalia's current rate. An additional .75% would generate an additional \$27 million.
3. Implement a Utility Users Tax - Visalia and Farmersville are the only two cities in Tulare County that do not have a Utility Users Tax. Locally, the tax rates range between 5-7%, with four of the six cities implementing a 6% Utility Users Tax (UUT). In Visalia, for each 1%, a UUT would generate an estimated 2.5 million or a 6% UUT could generate an estimated \$15 million.
4. Increase the Park Impact Fee - This is expected to be a recommendation once the Parks Master Plan is completed, especially given the increase in construction costs. It is interesting to note that the projected cost of the Pearlwood Neighborhood Park is \$7.5 million. Given the current single-family impact fee of \$4,784, it would take impact fees from 1,581 houses to raise enough money for that Park. That would equate to almost every house built in 2022, 2023, 2024 and year-to-date in 2025.
5. Implement cannabis retail sales - Estimates vary, but it's projected that cannabis could generate an additional \$500,000 a year.

All revenue amounts included above are estimated, and dependent upon the rise and fall of the local economy. Should Council direct staff to pursue one or more of these revenue sources, more refined estimates would be developed as part of that process.

**Fiscal Impact:** None

**Prior Council Action:** None

**Other:** N/A

**Alternatives:** N/A

**Recommended Motion (and Alternative Motions if expected):**

Staff recommends that Council receive the Park and Recreation Facilities funding update and revenue enhancements.

**Environmental Assessment Status:** N/A

**CEQA Review:** N/A

**Deadline for Action:** 12/2/2025

**Attachments:** Attachment 1 - General Fund Park - Recreation Facility Project, Attachment 2 - Measure N Facility Improvements, Attachment 3 - Park-Recreation Facilities Impact Fee Fund

General Fund Park and Recreation Facility Projects		
#	Project Description	FY 25/26 Budget
<b>Park Update Projects</b>		
1	Plaza Park Reclaimed Water Upgrades: Installation of new signage, sprinklers, valve boxes and valve tags for the conversion to reclaimed irrigation water at Plaza Park.	301,213
2	Plaza Park Lights/Electrical Upgrades: Remove/replace existing lighting system at Plaza Park softball fields, tennis & pickleball courts with new Musco Light-Structure System; Upgrade park SCE meter to 4 meters. Upgrade existing electrical system for both facilities to current electrical codes.	1,267,226
3	Pedestrian Bridge at Plaza Park - replace the damaged pedestrian bridge at Plaza Park that was damaged in the winter storms. The bridge is the only ADA access from the large playground and the arbors on the south side of the creek.	140,000
4	Pickleball Resurfacing at Plaza Park	85,000
5	Plaza Park Tennis Court Resurfacing: Repairs to the concrete surfacing and repainting all six tennis courts with the proper playing surface.	77,500
6	Repair RWSP Water Feature: Repairs and maintenance on interactive water feature at Riverway Sports Park. Project includes replacement of pumps and poured in place material as well as underground repairs to nozzle and a plugged line in the concrete. FY 23-24 \$142,000 appropriated from the AT&T mobility lease set aside.	174,600
7	Riverway Soccer Field Fencing: This project will include the installation of approximately 8,396 linear feet of 6 foot black rubber coated chainlink fencing with pedestrian, service gates, and concrete mow strip around soccer fields 1 thru 9.	3,348,698
8	Turf Renovation Project at Riverway Sports Park: Soccer field renovation, to include discing, roto-tilling, laser leveling, sprinkler adjustment, and hydro-seeding of new drought tolerant bermuda grass. This project would allow for the re-leveling and turf rehab of the playing fields for two fields annually, until all ten fields are completed.	119,207
9	New Irrigation Well-Stonebrook park - This project will drill a new irrigation well and install all the pumping equipment to restore well water back in the park and eliminate the need for Calwater usage to irrigate the park	171,100
10	Replace Recreation Park Irrigation Well: The current irrigation well was lowered to the bottom of the well pit in the summer of 2022. If the water table continues to drop the park will be without water and a new water source will need to be found. This project will drill a new irrigation well before the current well goes dry.	110,000
11	Pickleball Courts w/lights at Recreation Park - Four Pod	470,000
12	Mini Pitch Facility at Jefferson Park	220,000
13	Summers Park Basketball Courts Re-Stripping	15,000



#	Project Description	FY 25/26 Budget
14	Summers Park Futsal/Soccer Court: This project will install a standard size futsal court at Summers Park with a concrete pad, court sufacing, solar lighting, perimeter fencing, and amenities.	190,000
15	Park Restroom Doors: Remove and replace old doors and frames at Blain Park, Whitendale Park, Plaza Park, and Riverway Sports Park restrooms with new doors and frames to include magna-lock autolocking mechanisms to lock restrooms during park closure hours.	144,193
16	Installation of Solar Lighting at various parks: This project would provide interior lighting to various parks throughout the City with solar lighting. Currently there are many parks void of interior lighting making them very dark during the evening hours.	100,000
17	Irrigation Controller Upgrades Parks: The project is for the purchase of irrigation controllers and various miscellaneous parts for Rain Master, Eagle Plus, and Hunter irrigation controllers.	31,300
<b>Trails Projects</b>		
18	St. John's Botanical Irrigation Repair Project: Installation of new irrigation controller, wiring, and various irrigation parts.	50,000
19	Packwood Trail East of Mooney Blvd: Installation of new irrigation controller, wiring, and various irrigation parts.	50,000
20	Riverwalk Park Irrigation Repair: Installation of new irrigation controller, wiring, and various irrigation parts.	50,000
21	Remove Turfed Areas Around the City - Compliance with the State water conservations mandates includes reductions in the irrigation of turfed areas in non-recreational areas.	14,423
22	Irrigation Controller Upgrades Bike Paths/Trails: The project is for the purchase of irrigation controllers and various miscellaneous parts for Baseline, Hunter, and Toro Sentinal irrigation controllers.	20,000
23	Round Concrete Seating Various Bike Paths/Trails: Install new circular concrete seating along trails and bike paths where 6-foot steel benches have been removed due to vandalism, wear, and transients using them as living space.	35,000
24	Split Rail Fencing Various Locations Bike Paths/Trails: This project will replace the existing damaged concrete rail and wire fencing at various location along the trails and install new wooden split rail fencing in areas that are currently void of fencing.	50,000
<b>Recreation/Facility Update Projects</b>		
25	4th of July Fireworks: Funding towards a 4th of July Community Fireworks event.	40,000
26	Manuel Hernandez Community Center Gym Divider and Speakers: Install gym divider. Install intercom and speakers throughout facility.	30,000
27	Manuel Hernandez Community Center Gym AC Unit Conversion	350,000
28	Whitendale Community Center Modernization: Installation of hip roof shade structure in courtyard, replace curtains in vaulted ceiling windows with remote controlled blinds, add an ice maker, kitchen remodel, add interior lighting and exterior security lighting along perimeter of building.	40,000

#	Project Description	FY 25/26 Budget
29	Replace Whitendale Community Center Fencing: Replace courtyard fencing increase facility security and add fencing and exit bar at main entrance way to provide additional security.	15,000
30	Anthony Community Center Gym Floor Replacement	220,000
31	Anthony Community Center Gym AC Unit Conversion	250,000
32	Senior Center Projectors, Screens, and Security: Install updated blinds on windows, install ceiling mounted projector, install storage shelves in sound room, paint kitchen interior, update main entrance with ADA push button for double doors, and increase security measures with security cameras and monitoring.	63,000
33	Purchase Bingo Equipment for Senior Center	7,736
34	Security Cameras at Anthony, Manual Hernandez, and Whitendale Community Centers	75,000
35	Provident Skate Park Mural: This project is to fund the painting of a mural within the skating surface of the skate park.	50,000
<b>Master Plan and Standards Projects</b>		
36	Master Plan Update: The Community Services Department was created in May of 2020. With it being a new department that encompasses Recreation, Parks, Urban Forestry, Buildings, and Trails, a Department Master Plan is needed. Multi funded total of \$225k from \$175k General Fund (001) and \$50k Recreation Facilities (211).	175,000
37	Update Improvement Standards: Update the City's Engineering Improvement Standards and Specifications and Landscaping Improvement Standards and Specifications for optimization. Develop Visalia-specific green infrastructure, bicycle, and trail improvement standards and specifications for inclusion in the updated City Improvement Standards and City Improvement Specifications. Includes update to Solid Waste standards in compliance with CalRecycle requirements. Multi-funded project total of \$318k from \$28k from General Fund prior year funds (001), \$228k Measure R Local (131) and \$62k Solid Waste (441).	22,979
<b>Grant/ Donation Funded Projects</b>		
38	Eastside Park -Basin D - Construction of Basin D at the Eastside regional park. Funding is from Prop 68 Grant of \$1.9 million (001) and Ground Water Recharge (224).	1,901,107
39	City Inclusive Park - funded with Prop 68 grant \$7,829,352 (001) and \$51,000 from Park Impact Fund (211). Located on Oak St between Burke St and Imagine U children's museum.	7,374,662
40	Riverway Community Dog Park - Dog Park will be 0.8 acres located adjacent to the St Johns River. The park will include fencing, turf, benches and a shade structure. Multi funded with Prop 68 Grant of \$177,952 in the General Fund (001)	119,781
41	Removal of Orchard Eastside Regional Park - Multi Funded with \$313,500 DWR grant in General Fund (001).	13,500

#	Project Description	FY 25/26 Budget
42	Senior Center Courtyard Remodel (50% Grant Match): Applying for Outdoor Recreation Legacy Partnership (ORLP) grant to update courtyard area at Senior Center facility from leisure space to activity space by installing shade structure for UV protection and design and develop fitness area for seniors to increase health and wellness. Contingent upon receipt of grant.	46,000
43	Plaza Park Improvements Project: Improvements and repairs to Plaza Park restroom, court, ballfield, and park amenities to update and modernize these facilities. Fully funded by a donation received from the Treaster Family for naming rights of the Plaza Park Pond which was restricted to use for improvements to Plaza Park.	72,795
44	Harrell Grove Park Enhancements - adding outdoor fitness equipment and irrigation improvements at Harell Grove Park.	10,198
	<b>Total Park/Recreation Projects</b>	<b>18,111,218</b>
	<b>Total Grants</b>	<b>9,538,043</b>
	<b>Total GF Park/Recreation Projects</b>	<b>8,573,175</b>



Measure N Park and Recreation Projects		
#	Project Description	FY 25/26 Budget
1	Senior Center AC units - 5 new units	150,000
2	Senior Center Walk-in Cooler: Replace/upgrade walk-in cooler/freezer walk-in cooler/freezer	60,000
3	Plaza Park Concession Stand Reroof	25,000
4	Manuel Hernandez Community Center (MHCC) A/C: Replace 4 evaporative coolers in gym along with 1 A/C + cooler in Main Bldg	300,000
5	Manuel Hernandez Community Center (MHCC) Roof	150,000
6	Manuel Hernandez Community Center Exterior Painting Project - The exterior of the building was last Painted over 15 years ago, and the paint has deteriorated and faded. There are also many bloches where graffiti has been covered with paint that does not match and some small area of stucco patch is needed.	30,000
7	Manuel Hernandez Community Center (MHCC) Remodel: Remodel aged and worn bathrooms in main building replacing the tile floors, partitions, and updating toilets. Replace the gym restrooms flooring and hallway flooring. Replace the wooden exterior doors which are worn out and update facility signage. In addiion replace the Clubhouse baseboards	384,000
8	Visalia Senior center - Paint the exterior of the building which has not been painted since the last building addition sometime in the 1980's and is in need of painting and update facility signage.	34,000
9	Whitendale Comm Center Repairs: Update restrooms: floors, partitions, toilets, sinks, countertops, and update facility signage. The maintenance and replacement of these items have been deferred for over 10 years. General wear and tear of old items.	54,000
10	Wittman Community Center Remodel: Remodel classrooms and upstairs to provide better ADA accessibility and monitoring of youth participants by staff and update facility signage.	34,000
11	Wittman Comm Center Floor: Replace gym floor. Due to general wear and tear.	120,000
12	Anthony Community Center Modernization - update dated and worn kitchen to function better for programs, activities, and staff prep for special events. Update business office with fresh paint and replacement of worn cabinets that are in disrepair. Replace exterior door for enhanced security and proper safety exiting, and update facility signage. Paint interior and exterior of building	119,000
	<b>Total Project Funding</b>	<b>\$ 1,460,000</b>

Park & Recreation Facilities Impact Fee Projects - 211 (2440)						
#	Project Description	2025-26	2026-27	2027-28	2028-29	2029-30
1	East Side Regional Park EIR: Design and environmental work consisting of park master planning, preliminary engineering	106,600				
2	East Side Regional Park: Update Site Master Plan Layout to apply preliminary engineering design to locate the facilities for the entire site. Excludes design of play fields, buildings, and other public recreation facilities.	1,863,500			11,694,200	83,500
3	East Side Regional Park Basin G: Complete Construct Basin G, groundwater recharge features, and pedestrian trail around the top of the new basin, located south of Packwood Creek. Multi funded project with Proposition 1 Grant of \$1,543,497 in the General Fund (001).	32,599				
4	East Side Regional Park Basin F: Design groundwater recharge Basin F at ESRP using local funds to prepare "shovel ready" Plans, Specifications, and Estimate (PS&E) package. Staff to pursue additional funding for construction of this project. Multi funded with Gas Tax (111), Measure R Trails (132), Ground Water Recharge (224), and Waterways (261).	137,469	1,433,200			
5	East Side Regional Park (ESRP) Basin E: Design a 12-acre groundwater recharge basin at ESRP including storm water infrastructure, structures, and trails. Construction contingent on receiving grant with 20% match needed. Mill Creek Realignment in separate CIP. Multi funded project with Measure R Trails (132), Ground Water Recharge (224), and General Fund grant (001).		156,200	445,600	23,700	
6	Eastside Park -Basin D: Construct Basin D at the Eastside regional park. Multi funded project with Prop 68 Grant of \$1.9 million in the General Fund and Ground Water Recharge (224).	510,159				

#	Project Description	2025-26	2026-27	2027-28	2028-29	2029-30
7	Riverway Sports Park - North Parking Lot- Design parking lot, exit road, adjacent features such as landscaping, sidewalk, bike route along Riverway to the St Johns Trail, and completing/ altering the existing roundabout to create a permanent entrance to the parking lot.	1,614,790				
8	Riverway Community Dog Park - Dog Park will be 0.8 acres located adjacent to the St Johns River. The park will include fencing, turf, benches and a shade structure. Multi funded with Prop 68 Grant of \$177,952 in the General Fund (001)	49,433				
9	Victory Oaks Park - 2-Acre Neighborhood Park: Acquire land, design, and build a neighborhood park of 2 acres in the north side of Ferguson 1/4 mile west of Demaree. Park to include walking paths, playground, picnic area, and open turf.	2,250,000	1,250,000			
10	Road 148-Mineral King to St. John's Parkway: Design and construct approximately 6,400 ft of Tower Street from Mineral King to St. John's Parkway includes culvert crossing of Mill Creek (Army Corp Permit). Multi funded with Transportation Impact (241).	3,403,500	160,700	8,690,000		8,300,000
11	Elliot Property Park - 4-Acre Neighborhood Park: Acquire land, design, and build a 4-acre neighborhood park in the area of Tulare and Roeben.	5,197,370				
12	Pearlwoods Park - 5-Acre Neighborhood Park: Aquire land, design, and build a 5-acre neighborhood park at Road 148 and Cameron Creek	3,042,372				
13	City Inclusive Park - funded with Prop 68 grant \$7,829,352 in General Fund (001) and local match of \$51,000 from 211 fund. Located on Oak St between Burke St and Imagine U children's museum.	33,593				
14	Removal of Orchard Eastside Regional Park - Multi Funded with \$313,500 DWR grant in General Fund (001).	37,393				



#	Project Description	2025-26	2026-27	2027-28	2028-29	2029-30
15	Goshen-Virmargo Park/Pond: Design regional park/pond at the northwest corner of Goshen and Virmargo. Basin parcel is already City property but park will require additional land acquisition to the West. Multi-funded with Storm Sewer (221).				1,700,000	
16	Master Plan Update: Encompasses Recreation, Parks, Urban Forestry, Buildings, and Trails. Multi funded with General Fund (001).	100,000				
17	Southside Open Space and Basin: Acquire land for development of linear, landscaped basin with functional passive space open on the south side of SR-198, east of Shirk St. to receive City storm water flows from Mill Creek through either Persian-Watson Ditch or through a pipeline north under SR-198. Phase 1 to be implemented with the Sierra Village development expansion requiring relocate of existing basin. Project includes acquisition of the anticipated additional ROW needed for the Shirk 198 Interchange. Construction not included. Multi funded project with Storm Sewer (221), and Transportation Impact (241).		944,600			
18	New Recreation Center - This project will include the construction of an approximately 60,000 sq. ft. indoor recreational facility at a site to be later determined. Location and amenities to be determined by proposed Parks and Recreation Master Plan. <b>Maintenance cost estimated to be \$450k per year.</b>			50,000	20,000,000	
	<b>Total</b>	<b>18,378,778</b>	<b>3,944,700</b>	<b>9,185,600</b>	<b>33,417,900</b>	<b>8,383,500</b>



# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

---

**File #:** 25-0427

**Agenda Date:** 12/2/2025

**Agenda #:** 1.

---

**Agenda Item Wording:**

**Authorization to read ordinances by title only.**





# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

---

**File #:** 25-0475

**Agenda Date:** 12/2/2025

**Agenda #:** 2.

---

### **Agenda Item Wording:**

**Award Design Contract** - Authorize the City Manager to award a professional design services contract to Peters Engineering, Inc. for the SB1 Street Rehabilitation - Center & Acequia project in the amount of \$699,120

### **Prepared by:**

Jonathan Frausto, Associate Engineer, Jonathan.Frausto@Visalia.gov, (559)713-4164  
Diego Corvera, Senior Civil Engineer, Diego.Corvera@Visalia.gov, (559)713-4331  
Christopher Crawford, City Engineer, Chris.Crawford@Visalia.gov, (559)713-4331  
Jason Huckleberry, Engineering & Building Director, Jason.Huckleberry@Visalia.gov, (559)713-4495

### **Department Recommendation:**

Staff recommends that the City Council authorize the City Manager to award a professional design services contract to Peters Engineering, Inc. for the SB1 Street Rehabilitation - Center & Acequia project in the amount of \$699,120.

### **Summary:**

This project will initiate the design phase for the rehabilitation of Center and Acequia Avenue from Willis Street to Santa Fe Street. Additional side streets are to be included as part of this effort such as Floral, Encina, Church, and Bridge. This project will also include limited repairs to curbs, gutters, sidewalks, drain inlets, ramps, and modifications of existing traffic signal equipment throughout the corridor.

### **Background Discussion:**

The City of Visalia is currently maintaining a street network of approximately 507 centerline miles of roadway and nearly 100 million square feet of pavement. In an effort to appropriately direct maintenance activities and optimize the use of the limited maintenance funds available, staff incorporated a Pavement Management Program (PMP) 11 years ago, following the lead of other similarly sized California municipalities.

The Center and Acequia Avenue Pavement Rehabilitation Project was identified in the City's Pavement Management Plan as a priority for resurfacing.

### Consultant Selection and Scope of Work

On April 25, 2025, City Council awarded the On-Call Civil Engineering Services contract (RFQ 24-25-29) to six (6) qualified consulting firms: Peters Engineering Group, 4 Creeks, Inc., Provost & Pritchard Consulting Group, TRC Engineers, Inc., Lane Engineers, Inc., and CWE.

In order to comply with state funded project solicitation requirements, a mini-RFP process was

initiated utilizing our selected consultants from the City's approved on-Call Civil Engineering Services contract (RFQ 24-25-29). Lane Engineers, as part of RFQ 24-25-29, has requested to be unlisted from any projects that are subject to state and/or federal funding requirements. The remaining five (5) consulting firms returned a proposal.

Following a committee-based evaluation process, as detailed in the mini-RFP, Peters Engineering, Inc. was selected to provide civil engineering and design services for the SB1 Center & Acequia Street Rehabilitation Project.

The project includes pavement rehabilitation of approximately 1.25 miles of roadway along Center and Acequia Avenue, extending from Willis to Santa Fe Street. The design methods may consist of removing isolated pavement failures (digouts), grinding the existing pavement surface, and placing a new hot mix asphalt overlay.

In addition to the roadway improvements, the project will include upgrading existing curb ramps to meet current Americans with Disabilities Act (ADA) and Public Rights-of-Way Accessibility Guidelines (PROWAG) standards, as well as modifications to existing traffic signals along the corridor to enhance safety and accessibility.

Additional roadway segments will also be improved, including:

- Floral Street (Acequia to Center Avenue)
- Encina Street (Main Street to Center Avenue)
- Church Street (Acequia to Center Avenue)
- Bridge Street (Mineral King to Center Avenue)

Lastly, the City of Visalia's adopted Active Transportation Plan identifies and proposes bicycle facilities throughout the City. In accordance with this plan, Acequia Avenue will be restriped with a class II bike lane. This will have minimal impact on Acequia as a class II bike lane already exists.

Center Avenue, however, does not have an adopted designation. As part of this project, the consultant will explore options with both class II and class IV bike lanes for Center Avenue. Implementing either class would help increase the city's multimodal connectivity for residents in the downtown area and provide direct access to the upcoming Santa Fe Cycle Track project. The consultant will be responsible for identifying any impacts associated with these proposed alternatives, most notably the impacts to on-street parking.

#### Coordination Efforts

Due to the direct impact this will have on the Downtown District, the consultant's scope of work includes a comprehensive public outreach component. This effort will ensure that City Council, City staff, the Downtown Visalians organization, and all affected business owners remain informed and up



to date on any potential parking impacts, project scope, anticipated construction impacts, and scheduling milestones.

### Fiscal Impact:

The fiscal impact associated with this action is limited to the design phase of the project. As outlined in Table 1: Current Design Project Funding, the current budget allocation is sufficient to fully cover the anticipated design costs.

Table 1: Current Design Project Funding (CP0601)	
Project Funding Source	
Road Maintenance and Rehabilitation Act (RM)	\$4,183,000
<b>Total Project Funding</b>	<b>\$4,183,000</b>
Estimated Project Design Costs	
Project Management	\$ 150,000
Design Services	\$ 699,120
ROW Acquisition	\$ 0
Permitting	\$ 50,000
<b>Total Estimated Design Costs</b>	<b>\$ 899,120</b>
<b>Remaining Budget for Construction</b>	<b>\$3,283,880</b>

Future fiscal considerations pertain to the construction phase of the project. Table 2: Projected Construction Costs presents a preliminary estimate of the total construction estimated expenditures. At present, the estimated remaining budget for construction, shown in Table 1, is not sufficient to cover the estimated cost for construction as shown in Table 2. These estimates are provided to establish the anticipated financial scope of the next phase and to support long-range capital planning efforts.

Table 2: Projected Construction Costs	
Construction	\$5,000,000
Construction Contingency (15%)	\$ 750,000
Construction Management - Consultant	\$ 400,000
Construction Management - City Staff	\$ 75,000
Construction Services (Material Testing, Ins)	\$ 250,000
<b>Total Estimated Construction Costs</b>	<b>\$6,475,000</b>

Surplus (Deficit)	(\$3,191,120)
-------------------	---------------

To address anticipated funding needs, staff plans to analyze existing projects and potentially transfer funds and/or request additional funds through the yearly SB1 allocation staff report, subject to Council approval. The construction cost estimate will be further refined as the design progresses and construction estimates are validated.

**Prior Council Action:**June 5, 2023

Adopted Resolution No. 2023-20 to designate various road projects for Road Maintenance and Rehabilitation Account (RMRA) 2023/24 funding from the State of California Road Repair and Accountability Act of 2018 (Senate Bill SB1) and authorize the transfer of \$3,400,000 within the SB1 RMRA (113) Fund from CP0290 Pavement Rehabilitation to the Capital Improvement Projects (CIP's) outlined within this report

June 20, 2022

Adopted Resolution No. 2022-41 to designate 2023/24 SB1 RMRA funding to 1) Downtown Pavement Rehabilitation, 2) Caldwell Ave. Improvements from Akers to Shady, and 3) Center & Acequia Street Rehabilitation

June 21, 2021

Adopted Resolution No. 2021-34 to designate 2021/22 SB1 RMRA funding to the FY 2021-22 SB1 Street Rehabilitation -Center & Acequia Project

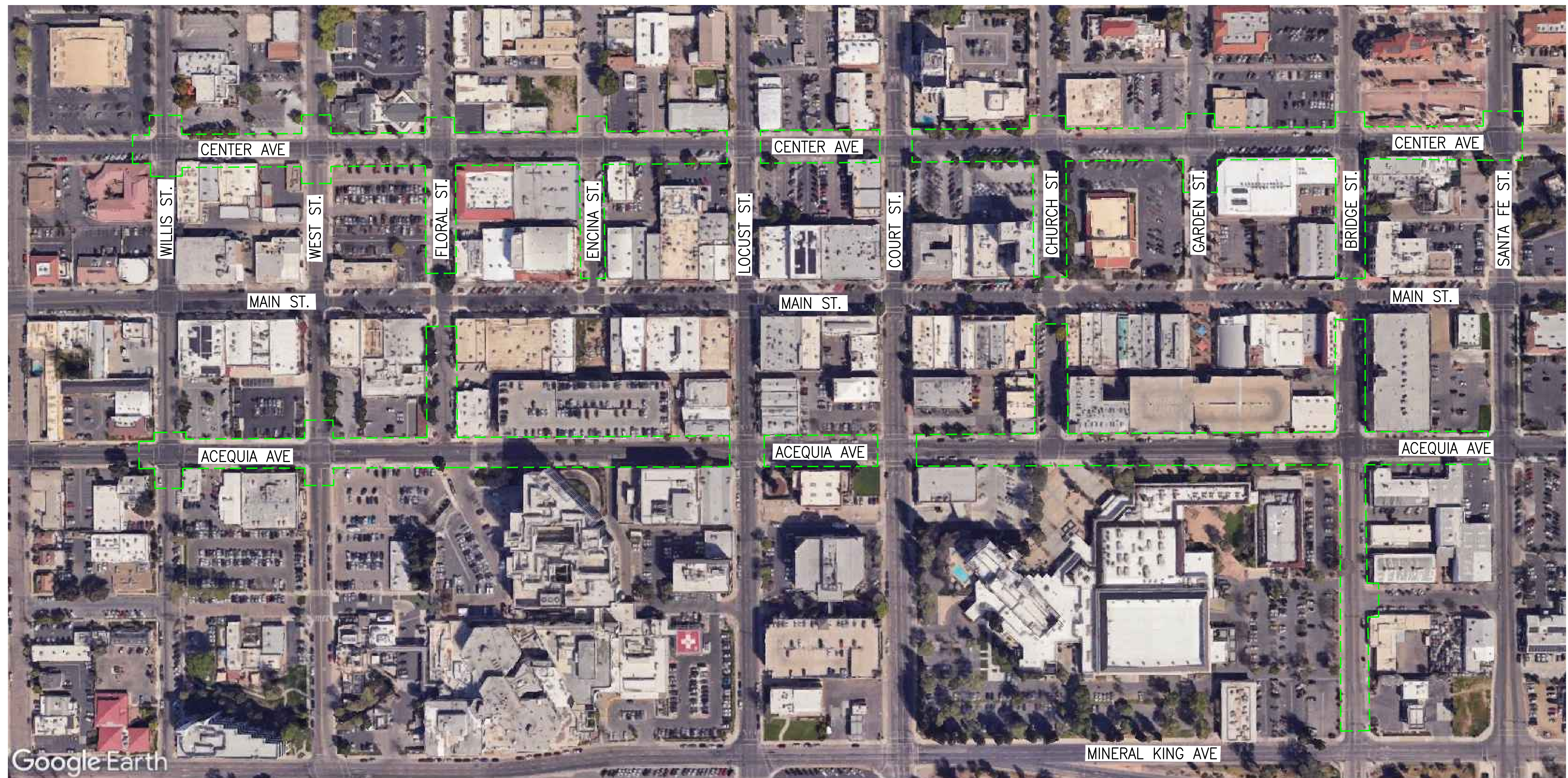
**Other:** N/A**Alternatives:** N/A**Recommended Motion (and Alternative Motions if expected):**

Authorize the City Manager to award a professional design services contract to Peters Engineering, Inc. for the SB1 Street Rehabilitation - Center & Acequia project in the amount of \$699,120

**Environmental Assessment Status:** NEPA Environmental Assessment does not apply.**CEQA Review:** A CEQA Notice of Exemption (NOE) will be prepared by the City of Visalia.**Deadline for Action:** N/A**Attachments:**

1. Project Location Map
2. Consultant Disclosure Form
3. Consultant Scope of Work





PROJECT AREA  
NOT TO SCALE



## OWNERSHIP DISCLOSURE

Peters Engineering Group

Name of Bidder/Proposer/Contractor/Consultant/Vendor/Supplier or Company

862 Pollasky Ave, Clovis CA 93612

Address

List the names of all principals, partners, and/or trustees. For corporations, provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

David Peters

Sheryl Peters

## CALIFORNIA LEVINE ACT STATEMENT

California Government Code Section 84308, also known as the "Levine Act," can prohibit members of the Visalia City Council from participating in any action related to a contract if he or she receives any political contributions totaling more than \$250 within the previous twelve (12) months, and for twelve (12) months following the date a final decision concerning the contract has been made, from the person or company awarded the contract. The Levine Act also requires disclosure of such contribution(s) by a party to be awarded a specific contract.

The following website contains a list of current Visalia City Council Members, [https://www.visalia.city/government/city\\_council/default.asp](https://www.visalia.city/government/city_council/default.asp). You are responsible for reviewing the names of Visalia City Council Members prior to making the following disclosure:

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to a Visalia City Council Member in the twelve (12) months preceding the date of the submission of your proposals or the anticipated date of any City Council action related to this contract?

YES: \_\_\_\_\_ NO: X If yes, please identify the City Council Member(s) and date(s) of contribution in the space below:

Council Member(s) Name

Date of Contribution(s)

Answering YES, does not preclude the City of Visalia from awarding a contract to your firm or from taking any subsequent action related to the contract. It does, however, preclude the identified Visalia City Council Member(s) from participating in any actions related to this contract.

**NOTICE:** The disclosure duty under state law continues for twelve (12) months after the award. If the above information regarding contributions changes during this time after the award, then the awardee is required to update this disclosure form.

Peters Engineering Group

Print or Type Name of Bidder/Proposer/Contractor/Consultant/Supplier/Vendor/Company



Signature of Company Authorized Individual

David Peters

Print or Type Name of Authorized Individual



City of Visalia  
Engineering & Building Department  
315 E. Acequia Avenue  
Visalia, CA 93291

November 20, 2025

Attn: Mr. Jonathan Frausto

Subject: Acequia and Center Avenues Street Rehabilitation Project

Thank you for considering our proposal to provide engineering services for the **Acequia and Center Avenues Street Rehabilitation Project**. We are very interested in having the opportunity to provide these services to the City as our previous experience with similar projects will be an asset to making this project a success.

Peters Engineering Group is a local civil and traffic engineering consulting firm that has completed numerous state-funded Capital Improvement Projects throughout California since our inception in 1998. We also have specific experience completing projects in the City of Visalia and surrounding areas within Tulare County. Mr. David Peters, PE, TE, will serve as Principal-in-Charge and will be assisted by Mr. Will Washburn, PE, as Project Manager. Both are registered civil engineers who are very familiar with the City of Visalia and its needs.

Peters Engineering Group affirms that we do not have any financial, business, or other relationship with the City or any members of the City staff that may have an impact on the outcome of any future projects. Neither do we have clients that may have a financial interest in the outcome of future projects.

Our team is eager to utilize our ideas, skills, and strategies to provide projects that meet the City's goals. Thank you for your time and consideration.

**PETERS ENGINEERING GROUP**



David Peters, PE, TE, PTOE  
President / Principal Engineer  
Phone: (559) 299-1544 Ext. 111  
dpeters@peters-engineering.com



William Washburn, PE  
Project Manager  
Phone: (559) 299-1544 Ext. 114  
wwashburn@peters-engineering.com

## **PROJECT UNDERSTANDING**

Center Avenue and Acequia Avenue between Willis Street and Santa Fe Street represent the heart of downtown Visalia. Retail shops, restaurants, office space, a cinema, hotels, a hospital complex, and several government buildings for both the City of Visalia and Tulare County all converge in this diverse area. On-street parking is at a premium and pedestrian access is essential for this vibrant and popular downtown district. Unfortunately, the existing pavement surface is nearing the end of its functional life. Cracked pavement, utility trenchwork, and localized pavement failures (potholes) are evident. Realizing this need, City Staff and the City Council have prioritized pavement rehabilitation on these two streets that are integral to downtown Visalia. Peters Engineering Group has successfully designed pavement rehabilitation projects for several communities in the Central Valley with downtown areas similar to the proposed project area. Our success is the direct results of a focus on the scope of work for our designs and to seek opportunities to implement alternate pavement installation methods, including full depth HMA replacement and HMA deep lifts intermingled with grind and overlay with crack seal, that will minimize contractor time in the work zone but still providing an end result that will give the community a street with a long design life. ADA access for this area will also be a focal point. Both standard and custom designs will assist in keeping the improvements within the existing right of way, where possible, including possible bulb-out locations to reduce pedestrian time within the street area. The City expects the ramps to be designed in conformance with ADA/PROWAG requirements.

Utility Coordination with existing overhead and underground providers is included. Subsurface exploration of the existing utilities may be necessary to check for potential conflicts with proposed subsurface improvements, including storm drain relocations and traffic signal modifications.

While it is intended that all work be contained within the existing right-of-way, circumstances beyond control may require acquisition. Preliminary right-of-way work is included within the project scope to assist with identifying areas of concern. Actual Right-of-way acquisition services, including preparation of legal descriptions and exhibits, appraisal of value, and negotiation with property owners are not included in the scope, but can be added if requested.

The project design will conform with the standards listed in Part III, Scope of Services, of the RFP. In general, the scope of work includes following:

- a. Pavement rehabilitation of Center Avenue from Willis Street to the west side of Locust Street, the east side of Locust Street to the west side of Court Street



(skipping the intersections where there is Caltrans right-of-way) and the east side of Court Street to Santa Fe Street.

- b. Pavement rehabilitation of Floral Street from Center Street to the north side of Main Street and from the south side of Main Street to Acequia Avenue.
- c. Pavement rehabilitation of Encina Street from Center Street to the north side of Main Street.
- d. Pavement rehabilitation of Church Street from Center Street to the north side of Main Street and from the south side of Main Street to Acequia Avenue.
- e. Pavement rehabilitation of Bridge Street from Center Street to the north side of Main Street and from the south side of Main Street to the north side of Mineral King Avenue (Caltrans right-of-way).
- f. Pavement rehabilitation of Acequia Avenue from Willis Street to the west side of Locust Street, the east side of Locust Street to the west side of Court Street (skipping the intersections where there is Caltrans right-of-way) and the east side of Court Street to Santa Fe Street.
- g. Traffic Signal Modifications at City of Visalia intersections within the project area, including Acequia and West, Acequia and Willis, Center and Santa Fe, and Center and Willis. The traffic signal modifications are expected to include the following:
  - Acequia Avenue at West Street
  - Install APS pedestrian push buttons and any additional pedestrian push button posts as necessary.
  - Replace any incandescent overhead lights with LED equivalent light fixtures.
  - Install a 2-inch-wide yellow retro-reflective band on each existing traffic signal backplate.
  - Acequia Avenue at Willis Street
  - Install a video detection system.
  - Install APS pedestrian push buttons and any additional pedestrian push button posts as necessary.
  - Replace any incandescent overhead lights with LED equivalent light fixtures.
  - Install a 2-inch-wide yellow retro-reflective band on each existing traffic signal backplate.
  - Acequia Avenue and Santa Fe Street
  - Install a 2-inch-wide yellow retro-reflective band on each existing traffic signal backplate.
  - Center Avenue at Santa Fe Street
  - Install a 2-inch-wide yellow retro-reflective band on each existing traffic signal backplate.

- Center Avenue at Willis Street
  - Install a video detection system.
  - Install a traffic monitoring camera.
  - Install an emergency vehicle preemption system.
  - Install APS pedestrian push buttons on a new pedestrian push button post
  - Replace any incandescent overhead lights with LED equivalent light fixtures.
  - Install a 2-inch-wide yellow retro-reflective band on each existing traffic signal backplate.
- h. Traffic Signal Modifications at Caltrans intersections within the project area for the in-pavement vehicle detection loops within the City's right-of-way, including Acequia and Court, Acequia and Locust, Center and Court, Center and Locust, and Bridge and Mineral King. A Caltrans Encroachment Permit will be prepared and processed for this work.
  - i. Limited repairs of existing curbs, gutters, sidewalks, drain inlets, and ramps within the project area. There are 46 ramps within the project area that are non-compliant and will be upgraded to current ADA compliance per City Standards.
  - j. Prepare a parking inventory for all affected streets and provide information in both exhibit and spreadsheet format.
  - k. Analysis of addition of Class II bike lane on Acequia from Willis to Santa Fe and the impact it will have on parking for review by City Staff and key stakeholders.
  - l. Analysis of addition of a Class IV bike lane on Center from Willis to Santa Fe and the impact it will have on parking for review by City Staff and key stakeholders.
  - m. Analysis of ADA pathway on the east side of Bridge Street from the Transit Center to Center Street, with recommendations for proposed work. It is anticipated that this ADA work will be a part of the project.
  - n. Prepare Geometric Approval Drawing to show preliminary geometric drawing showing lane striping, parking stalls, Class II and Class IV bike lanes, and initial ramp geometry, including potential bulb-outs. Drawing will be reviewed and approved prior to submittal of the 30% plans to provide direction for initial geometric layout.
  - o. Public Outreach for the project including, a meeting with key stakeholders during preparation of the 30% plans, a presentation to the City Council after the 60% plans, and a public meeting after the 90% plans. Each meeting would include exhibits and other literature to assist the public with understanding the proposed project.



Project Construction Documents will include plans, specifications, and estimates in City format. The proposed schedule includes deliverables for 30%, 60%, 90%, 100%, and final plan submittals.

## ***PROJECT TEAM***

Peters Engineering Group (Consultant) has put together a team of established engineers and consultants with experience in municipal engineering projects. David Peters will serve as Principal-in-Charge and is authorized to sign contracts on behalf of the firm. Will Washburn will serve as project manager for this project. The organization chart identifies the staffing and responsibilities for this project. A more detailed list is below:

- Civil Engineering: Will Washburn, Quinn Vosmera, and Brandon Hernandez will provide civil engineering services.
- Traffic Engineering: John Rowland and Brandon Hernandez will provide traffic engineering services.
- Geotechnical: Neva Popenoe will oversee Geotechnical Services
- Surveying: David Horn will oversee topographic and boundary surveying.

## ***PROJECT MANAGEMENT AND APPROACH***

### **Project Management and initiation**

Consultant will meet in the field to review the scope of the project and make final determinations on the topographic survey, and utility locating needs.

We will begin the project with a kickoff meeting with City Staff to review the project scope, review objectives, identify any potential concerns or constraints, review and discuss timelines and deliverables at various stages of the project. Additionally, we will review and discuss Consultant and City responsibilities, discuss format of drawings and specifications, and discuss data requests.

Communication throughout the project, both written and verbal, are key to effective management. It is expected that phone calls and emails will be responded to in a timely manner, and that submittal schedules are communicated and maintained.

### **Project Schedule**

Prior to the initial kickoff meeting, we will develop a schedule noting major milestones and their approximate dates. The schedule will be further refined, if required, after meeting with the City and updated accordingly at each major milestone. A preliminary schedule is presented in this proposal.

## **Public Outreach**

It is anticipated that there will be three different public meetings for this project. The first will be a meeting during preparation of the 30% plans with key stakeholders including City and Caltrans personnel, local business owners, and key elected officials. This meeting will discuss the existing and proposed geometrics and how potential pedestrian and bike improvements might affect the existing parking spaces. The second meeting will be a presentation of the 60% level plans to the City Council during either a regular meeting or Council workshop. This will allow follow up from the initial meeting and identify progress with the plans. The third meeting will be a public meeting at either the City Council chambers or other large area where the public will be invited to see the 90% level plans and the project scope and potential construction schedule and staging can be introduced.

## **Topographic Survey and boundary (Coordination with Caltrans required)**

Consultant will prepare a topographic survey within the project boundaries and topographic survey limits that will include existing curb ramps, alley approaches, utility features and sidewalks. A field walk has already been performed to gain an understanding of the project and existing curb ramps, sidewalks, etc. It is anticipated that additional field walks and supplemental topographic survey information will need to be gathered to support the design phase of the project. The limits of the topographic survey are described above and depicted in Exhibit C.

Consultant will research existing utility maps, existing City drawings, and interpret paint markings and other USA markings to predict the approximate alignment and location of existing utilities within the public right-of-way. The existing utilities will be plotted on the topographic survey based on the data we gathered and based on the interpretation of said data and evidence in the field.

## **Right of Way Activities (If applicable)**

Consultant will provide right-of-way coordination and support to the City by providing a legal description and plat map for either an easement or right-of-way dedication if it is determined, along with the City, that certain corners at certain intersections require additional right-of-way to be able to construct PROWAG compliant improvements. Recognizing the cost and time required to obtain right-of-way, the design of the project will endeavor to minimize to the extent reasonable and feasible, the right-of-way impacts.



## **Utility Coordination**

Consultant will provide preliminary design information to Visalia-area utility companies with a request for locations of underground facilities to be shown on the plans. Utility A, B, and C letters will be sent to affected utilities and their data requested and verified.

## **Subsurface Exploration (If applicable)**

To supplement the utility research and confirm clearance for construction, potholing may be performed at the direction of the City.

## **Pavement Core Sampling**

The geotechnical consultant will be authorized to proceed with taking pavement cores and R-value sampling and testing. A report will be prepared with recommendations for pavement rehabilitation. During the kickoff meeting, we will discuss with the City if there are any special considerations with respect to the location and timing of the work. Refer to Exhibit C for the planned testing locations.

## **Civil Engineering Design**

Consultant will prepare a Geometric Approval Drawing, 30%, 60%, 90%, 100%, and finally Construction Documents for bidding and construction. It is expected that the plans will be prepared on the City of Visalia title block.

- a. Geometric Approval Drawing (GAD): Consultant will provide preliminary geometric drawing showing lane striping, parking stalls, Class II and Class IV bike lanes, and initial ramp geometry, including potential bulb-outs. Drawing will be reviewed and approved prior to submittal of the 30% plans to provide direction for initial geometric layout.
- b. 30% PS&E: Consultant provide the 30% plans which will consist of proposed pavement, ADA ramps (including bulb-outs), preliminary striping, preliminary cross-sections, and existing signal components. A preliminary opinion of probable construction cost will be prepared at this stage. The City will provide one consolidated and non-conflicting set of review comments on the 30% drawings.
- c. 60% PS&E: The 30% plan review comments from the City will be incorporated into the 60% drawing set. Consultant will include traffic signal modification plans for City traffic signals. The civil drawings will contain detailed grading at curb ramps, additional details, cross sections, etc. An updated preliminary opinion of probable cost will be provided, and construction specifications and special provisions formatted according to the City of Visalia requirements. The 60% plans will be submitted to the City along with a comment/response-spreadsheet cataloging the

previous City comments and responses from the Consultant. It is expected that the City will review and provide a single consolidated and non-conflicting set of comments on the 60% PS&E.

- d. 90% PS&E: The 60% plan review comments from the City will be incorporated in the 90% PS&E and any comments on the construction cost estimates, and other progress bid documents will be incorporated into the 90% drawing set. The 90% PS&E will be submitted to the City along with a comment/response-spreadsheet cataloging the previous City comments and responses from the Consultant. It is expected that the City will review and provide a single consolidated and non-conflicting set of comments on the 60% PS&E.
- e. 100% PS&E: The 90% plan review comments from the City will be incorporated into the 100% PS&E. A final submittal will be provided to the City for any final comments prior to preparing the project to go to bid. The 100% PS&E will be submitted to the City for review and comments. It is expected that the City will review and provide a single consolidated and non-conflicting set of comments on the 100% PS&E.

Construction Documents: The 100% plan review comments from the City will be incorporated into the Final 100% PS&E. We will arrange a final Teams meeting with the City to review the final comments, go over recommendations, and discuss preparing the project for bid.

### **Caltrans Traffic Signal Loop Detector Replacement**

Under a separate set of plans, Consultant will prepare Traffic Signal Modification plans (E Sheets) with a separate cover sheet and submit as an encroachment permit project as the City's consultant to Caltrans. Consultant will process provide plans to City for review prior to submitting to Caltrans. Consultant anticipates three (3) submittals with Caltrans prior to their approval of the encroachment permit. Once the project is bid, the City and Contractor will need to provide a separate rider permit to Caltrans for work within their right of way. Plans will be included in overall project specifications and bid with the street improvement plans, as a separate bid item.

### **Bidding Services Assistance**

At the City's option, Consultant will review and respond to requests for information (RFI's) during the bidding portion of the project and provide addendum plans as necessary for clarification. The City will primarily take the lead and will only involve the design team on technical issues directly related to the design. This phase will be billed on time and materials, not to exceed the budget in Exhibit C

### **Construction Support Services**



At the City's option, Consultant will review submittals during construction. Consultant will review and respond to requests for information (RFI's) during the construction portion of the project. Four site visits during construction are included in this scope. If an addendum or addition review is required due to a change in the scope of work, or more than four visits will be required, then it will be regarded as additional services. This phase will be billed on time and materials, not to exceed the budget in Exhibit C.

At the completion of construction, as-built drawings will be prepared which will reflect contractor markups of any minor changes or deviations made in the field. The as-built drawings will be prepared in a format acceptable to the City.

### **PRELIMINARY SCHEDULE**

The anticipated schedule for project is to have a project set of improvement plans and specifications ready 9-12 months from authorization to proceed. The below schedule is based on the assumption that the City will promptly provide plan review comments during the different progress set submittals and when design direction or clarification is requested by the Consultant.

<b>Milestone</b>	<b>Duration</b>	<b>Cumulative Duration</b>	<b>Approximate Start Date</b>	<b>Approximate End Date</b>
City Council Approval	1 Day	1 Day	12/1/2025	12/1/2025
Project Management	Ongoing	Ongoing	12/8/2025	Ongoing
Project Initiation	1 Day	1 Week	12/8/2025	12/8/2025
Project Schedule	Ongoing	Ongoing	12/8/2025	Ongoing
Topographic Survey	5 weeks	2 weeks	12/15/2025	1/12/2026
Utility Coordination	Ongoing	Ongoing	3/2/2026	Ongoing
Geotechnical Engineering	5 weeks	6 weeks	12/15/2025	1/12/2026
Stakeholder Meeting	1 Day	11 weeks	2/19/2026	2/19/2026
30% Plan Submittal	8 weeks	7 weeks	1/12/2026	3/9/2026
City Review and Comment	4 weeks	15 weeks	3/9/2026	4/6/2026
60% PS&E Submittal	7 weeks	19 weeks	4/6/2026	5/25/2026
City Review and Comment	4 weeks	26 weeks	5/25/2026	6/22/2025
City Council Meeting Project Presentation	1 Day	29 weeks	6/15/2026	6/15/2026
90% PS&E Submittal	5 weeks	30 weeks	6/22/2026	7/27/2026
City Review and Comment	4 weeks	35 weeks	7/27/2026	8/24/2026
100% PS&E Submittal	3 weeks	39 weeks	8/24/2026	9/14/2026

City Review and Comment	3 weeks	42 weeks	9/14/2026	10/5/2026
Construction Documents	2 weeks	44 weeks	10/5/2026	10/19/2026

Note: The preliminary schedule is intended to conservatively estimate a 9–12-month timeframe from City Council approval to bid-ready PS&E. The schedule is not exact and may be subject to change.



## **SCOPE OF SERVICES**

The fee noted below includes services for the following items:

### **1. Project Management, Project Initiation, and Project Schedule**

- a. Conduct Field Review meeting with City of Visalia staff, if City staff desires to attend.
- b. Develop project schedule and update throughout the duration of the design process. An updated schedule will be provided to the City after each submittal. Upon providing Construction Documents to the City of Visalia, we will no longer update the project schedule.
- c. Project Kickoff Meeting with City of Visalia staff, Consultant to review City and Consultant responsibilities, review scope, schedule, discuss format of drawings and specifications, discuss data request (e.g. as-built drawings), discuss project limits, and potential pavement rehabilitation strategies.
- d. Provide overall project management and coordination with subconsultants, including communication with City of Visalia staff on challenges, progress and status of project, compilation of submittals of PS&E, and review and distribution of comments from City staff to subconsultants.

### **2. Public Outreach and Development**

- a. During preparation of the 30% planset and after approval of the Geometric Approval Drawing, coordinate a meeting with select business owners, community organizations, City Staff, Caltrans Staff, and other personnel deemed appropriate by City Staff. This meeting will provide exhibits and a powerpoint presentation and opportunity for feedback from the community. This meeting will discuss the existing and proposed geometrics and how potential pedestrian and bike improvements might affect the existing parking spaces.
- b. After City review of the 60% planset, attend either a City Council meeting or City Council workshop to provide full size drawings for Council and public review. Prepare powerpoint presentation, if necessary to discuss the status of the project and the implementation of current comments. The meeting could be formal or informal, depending on the preference of City Staff
- c. After City review of the 90% planset, attend a public meeting where the community can review the plans and identify potential impacts to their frontage. Prepare a powerpoint presentation, if necessary to discuss the status of the project, potential construction staging, and potential bidding and construction timelines.

### 3. Topographic Survey

- a. The topographic survey will locate the visible physical features within the project limits such as buildings, fences, gates, vaults, trees, parking areas, pavements, quarter crowns, and ground elevations. Grades will be taken at approximately 50-foot cross sections, but additional measurements will be gathered as necessary to depict the existing improvements per the limits defined in the attached Exhibit 'C'.
- b. Topographic survey will include everything within the right of way, but additional detail will be gathered beyond the right of way around ramps and alleyways. Near ramps and alleyways the following will be located accurately: corners of utility boxes, corners of signal light base plates, and additional pavement elevations near lip of gutter.
- c. Horizontal datum will be California State Plane Coordinates, Zone 4 as established by the California Survey and Drafting Services real time network.
- d. Vertical datum will be NGVD 29 based on the nearest available City of Visalia benchmark.
- e. Underground utilities locations such as gas, telephone, cable television, electric company, water, etc., are included in this proposal to the extent that they can be plotted from surface evidence and record drawings provided by the respective utility companies and/or Client.
- f. City and/or State right of way will be determined throughout project limits based on a combination of monuments located during field work, record maps, and other City provided information.
- g. Any storm drain that is located within topographic survey limits will be located and invert elevations will be measured for any inlets that will need to be relocated. Sewer manholes will be located, but no inverts will be measured.
- h. Some of the information for underground utilities within the site (such as utility depths and inverts) may not be accessible without potholing the utility and measuring depths and inverts of the exposed piping. If pot holing is determined to be necessary, work will be performed at time and materials per item 8 of the scope below.
- i. The drawing will be prepared in AutoCAD Civil 3D 2023 at a suitable scale for design purposes. We will coordinate with the project team for desired sheet orientation and scale.



#### **4. Preliminary Right of Way Activities (if applicable)**

Consultant will provide right-of-way coordination and support to the City by providing a legal description and plat map for either an easement or right-of-way dedication if it is determined, along with the City, that certain corners at certain intersections require additional right-of-way to be able to construct PROWAG compliant improvements. Recognizing the cost and time required to obtain right-of-way, the design of the project will endeavor to minimize to the extent reasonable and feasible, the right-of-way impacts.

#### **5. Utility Coordination**

Consultant will provide preliminary design information to Visalia-area utility companies with a request for locations of underground facilities to be shown on the plans. Utility A, B, and C letters will be sent to affected utilities and their data requested and verified.

#### **6. Subsurface Exploration (if applicable)**

To supplement the utility research and confirm clearance for construction, potholing may be performed at the direction of the City. This task may include the following:

- a. Obtain an encroachment permit from the City and provide traffic control plan signed by a licensed civil engineer.
- b. Mark locations for required USA utility clearance. Coordinate with all other impacted utility agencies to locate their facilities.
- c. Provide traffic control in accordance with the traffic control plan.
- d. Potholing to identify the location, depth, type, and number of affected utilities.
- e. The information resulting from the potholes will be shown on the final plans.
- f. A survey of USA markings to verify utility locations shown on the plans. Coordination with the project surveyor will be required.
- g. If any potholes extend below pavement or sidewalks, the potholes will be backfilled with aggregate base or sand cement slurry followed by surface treatment complying with the City of Visalia Design & Improvements Standards. In grass areas, the potholes will be tamped to the extent that all of the removed soils are replaced as backfill. Landscaping will be replaced in kind.
- h. The impacts to underground utilities will be determined and project plans will be sent to the utility companies identifying any relocation required. Consultant will coordinate with affected agencies well in advance to facilitate relocation prior to the construction of the project.

- i. Consultant will coordinate with the affected utility companies to provide relocation plans and the necessary permits and agreements. Relocation data received from the utility companies will be shown on the plans.

## **7. Pavement Core Sampling (Geotechnical Engineering)**

- a. Consultant will complete fourteen (14) test-hole borings to determine the existing pavement section thickness at various locations in the project as depicted on Exhibit C. The holes created in the pavement will be backfilled and compacted with a concrete plug. The pavement cores will be taken in locations approved by the Consultant and City Staff.
- b. Consultant will collect soil samples at the subgrade of each test-hole for R-value testing.
- c. A brief report will be prepared reporting observations.
- d. A geotechnical report with recommendations for the pavement rehabilitation is included within this scope of services.

## **8. Civil Engineering Design**

- a. Evaluate condition of existing pavement slopes, condition of various curbs and gutters and make recommendations to City for removal and replacement.
- b. Prepare Geometric Approval Drawing, showing proposed striping, preliminary ramp geometrics, conceptual cross sections, parking layouts, and general layout of the project. City Staff will review prior to the stakeholder meeting for conformance with the intent of the project. Once approved by City Staff, this drawing will be used as a basis for the 30% submittal and for preparation of exhibits and materials for the stakeholder meeting in Public Outreach and Development.
- c. Prepare Civil Drawings and progress drawings at 30%, 60%, 90%, 100% and final completion. The Civil Drawings will include the following:
  - i. General Project Coversheet
  - ii. City of Visalia General Notes
  - iii. Demolition Plan Showing the extents of pavement milling and the extents of curb/gutter, ramp, and sidewalk removal to facilitate the construction of new improvements.
  - iv. Street Rehabilitation Plans (Plan View Only). These plans will include a legend, plan views with pavement rehabilitation, ADA ramp locations with callouts to detail sheets, sidewalk and curb and gutter reconstruction locations, and notes and directions for construction.



- v. Cross Sections of roadways and pedestrian walkways at various locations as appropriate and to provide sufficient information and details for construction.
- vi. Pavement Delineation Plans & Signage Plans for design of striping and pavement markings for the project, including lane lines, bike lanes, stencils, turn arrows, etc. Acequia has a designated Class 2 Bike Route. While there is no designated Class IV bike lane on Center, this will be proposed with the initial GAD for review by City Staff and key stakeholders.
- vii. Project specific civil details
- d. Revise Plans per City comments at the various stages (30%, 60%, 90%, 100%)
- e. Coordinate with the City of Visalia to prepare Project Manual as follows:
  - i. Review and modifications of special provisions
  - ii. Insert appropriate technical specifications
  - iii. Prepare Bid Item Description
  - iv. Prepare Bid Proposal (Bid Sheet) Form
  - v. Provide Engineer's Estimate

## **9. Electrical Design (Loop Detector Caltrans Submittal)**

Prepare Traffic Signal Modification Drawings at E Sheets and progress drawings at 30%, 90%, 100% and final completion. The plan set will include the following:

- a. Caltrans Coversheet
- b. Caltrans General Notes
- c. Existing Traffic Signal layout
- d. Proposed Traffic Signal layout
- e. Traffic Signal detail sheet
- f. Pavement Delineation Plans & Signage Plans for design of striping and pavement markings for the within Caltrans Right of Way, if required.
- g. Revise Plans per Caltrans comments at the various stages (30%, 90%, 100%)

## **10. Bidding Services Assistance**

- a. The City of Visalia will advertise and award the project. During the bidding process Consultant will assist with the following
  - i. Attend pre-bid meeting with City (if required and if applicable)
  - ii. Assist the City in preparing responses to questions and requests for information (RFIs) which are technical and related to the design.

- iii. Support the City's project manager by providing answers to questions and preparing documents for bid addenda, if required.

## **11. Construction Support Services**

- a. Consultant will attend pre-construction meeting, review and respond to requests for information (RFI's), prepare field change drawings as necessary, and provide assistance during construction as requested. At the completion of construction, as-built drawings will be prepared which will reflect contractor markups of any minor changes or deviations made in the field. The as-built drawings will be prepared in a format acceptable to the City.

## ***CLIENT'S DUTIES AND RESPONSIBILITIES***

The Client shall:

- a. Provide all criteria and full information concerning Client's requirements for the project, including as-builts, record drawings, etc for existing improvements where available. Potholing for existing elevations of existing utilities will be provided at time and materials in the above scope of work.
- b. Assist in coordination of public meetings, including room scheduling, contact information for stakeholders, and assistance in preparation of staff reports or other City Council agenda item procedure.
- c. Provide Consultant with plans indicating the locations, types, and sizes of existing improvements.
- d. Provide an arborist, as necessary.
- e. Give prompt notice to Consultant whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Consultant's services.
- f. At Client's discretion, authorize and direct Consultant to provide necessary Additional Services.
- g. Pay for any outside agency permits.
- h. Provide environmental clearance.
- i. Coordinate contract approval and process invoices in accordance with contract stipulations.
- a. Provide available City record improvement drawings.
- j. Review and distribute project submittals to appropriate City Staff or outside agencies.



- k. Send pre-prepared letters to Southern Cal Gas and Southern Cal Edison for existing facility mapping.
- l. Coordinate and deliver comments received on project submittals.
- m. Provide standard template for project specifications.
- n. Communicate regarding schedule and inform of deadlines for plan reviews, submittal of staff reports, bidding procedures, construction submittal reviews, etc.
- o. Give reasonably prompt consideration to all matters such that there will be no substantial delays in the processing of the work tasks.

### ***ADDITIONAL SERVICES***

The Client may, at its sole discretion, request that Consultant perform Additional Services. Both parties, prior to proceeding with these services, shall execute a written amendment to this Agreement.

Additional services will be required if Consultant is to perform services not specifically described herein. Additional Services will be required if Consultant is required to attend additional meetings not already identified in this scope of work, including but not limited to project design team, public hearings, planning commission meetings, and city council meetings.

### ***RIGHT TO RELY***

Consistent with the professional standard of care, Consultant shall be entitled to rely upon the accuracy of data and information provided by the Client or others without independent review or evaluation unless specifically required in the Scope of Services.

### ***COMPENSATION***

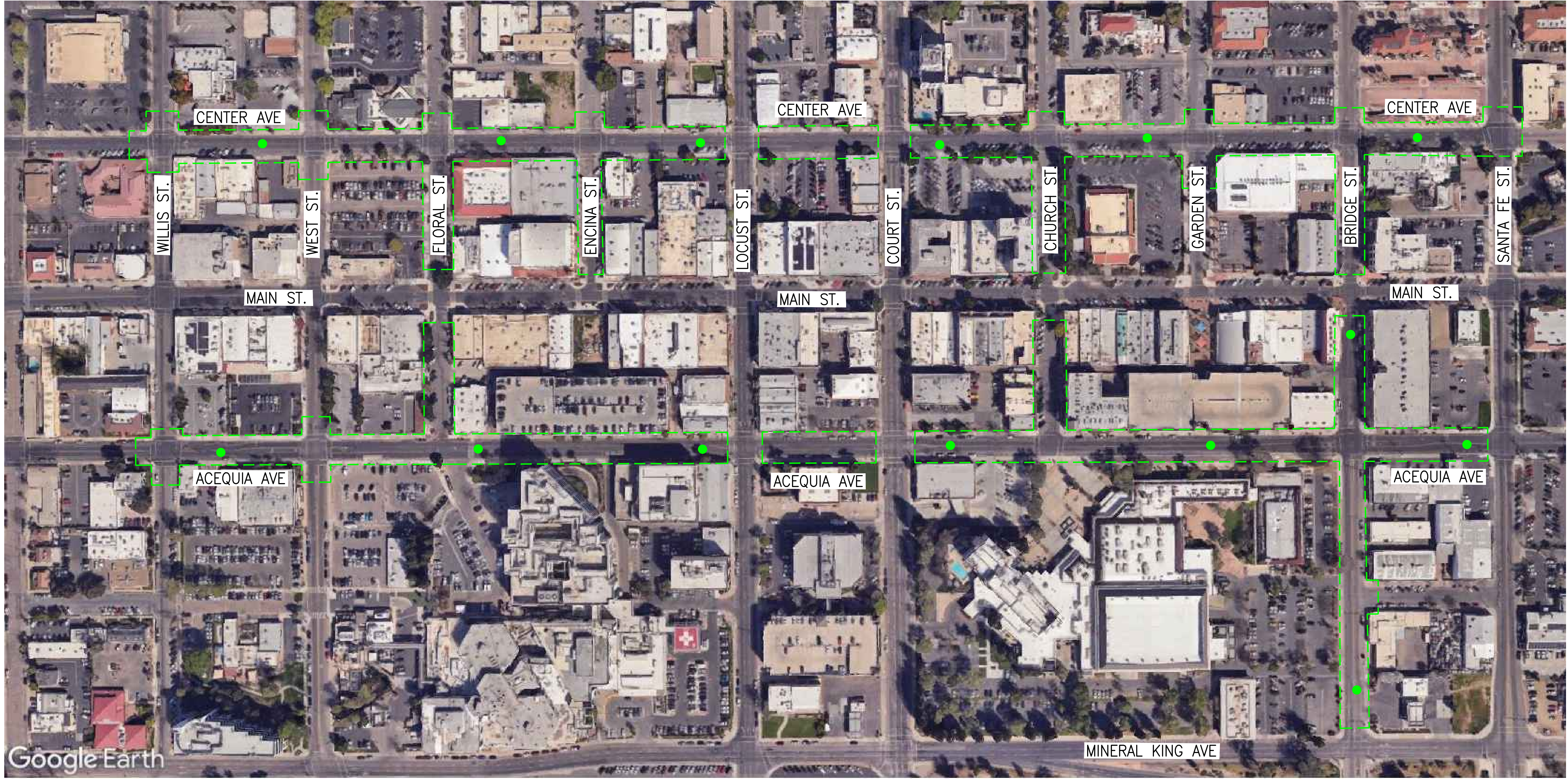
Consultant's fee for the services described herein shall be in accordance with Exhibit "B" and billed to the Client on a lump sum per task basis monthly on a percent complete basis.

**City of Visalia  
Acequia and Center Ave. Street Rehabilitation Project CP0601  
Engineering Fee Proposal**

Task	Description	Person-Hours						Potholing	Geotechnical	Other Direct Costs	Total
		Principal Engineer @ \$240 /hr	Senior Civil Engineer @ \$220 /hr	Civil Engineer @ \$195 /hr	Staff Engineer @ \$170 /hr	Clerical @ \$100 /hr	Surveyor				
1	PRELIMINARY ENGINEERING, BIDDING ASSISTANCE, AND CONSTRUCTION SUPPORT										
1	Project Management	24	90	0	0	20				\$150	\$27,710
2	Project Initiation	2	8	2	2	6				\$100	\$3,670
3	Project Schedule	2	20	8	0	12				\$50	\$7,690
4	Public Outreach and Development	32	70	30	24	24				\$500	\$35,910
5	Topographic Survey	2	12	20	20	4	\$75,100			\$150	\$86,070
6	Preliminary Right of Way Activities (if applicable)	2	6	8	8	8				\$50	\$5,570
7	Utility Coordination	2	20	10	40	4				\$200	\$14,230
8	Subsurface Exploration (T&M Optional)	2	10	8	4	2		\$32,000		\$100	\$37,220
9	Pavement Core Sampling (Geotechnical Engineering)	2	6	8	4	2			\$36,000	\$100	\$40,340
10	Civil Engineering Design	60	400	424	860	12				\$500	\$332,980
11	Electrical Design (Caltrans Signals submittal)	8	48	24	100	8				\$50	\$35,010
12	Bidding Services Assistance (T&M Optional)	8	20	24	12	4				\$200	\$13,640
13	Construction Support Services (T&M Optional)	40	120	80	24	24				\$1,000	\$59,080
Total Task 1 Hours/Fee		186	830	646	1098	130					
										Subtotal =	\$699,120



● BORING LOCATIONS (R-VALUE TESTING AT ALL LOCATIONS)

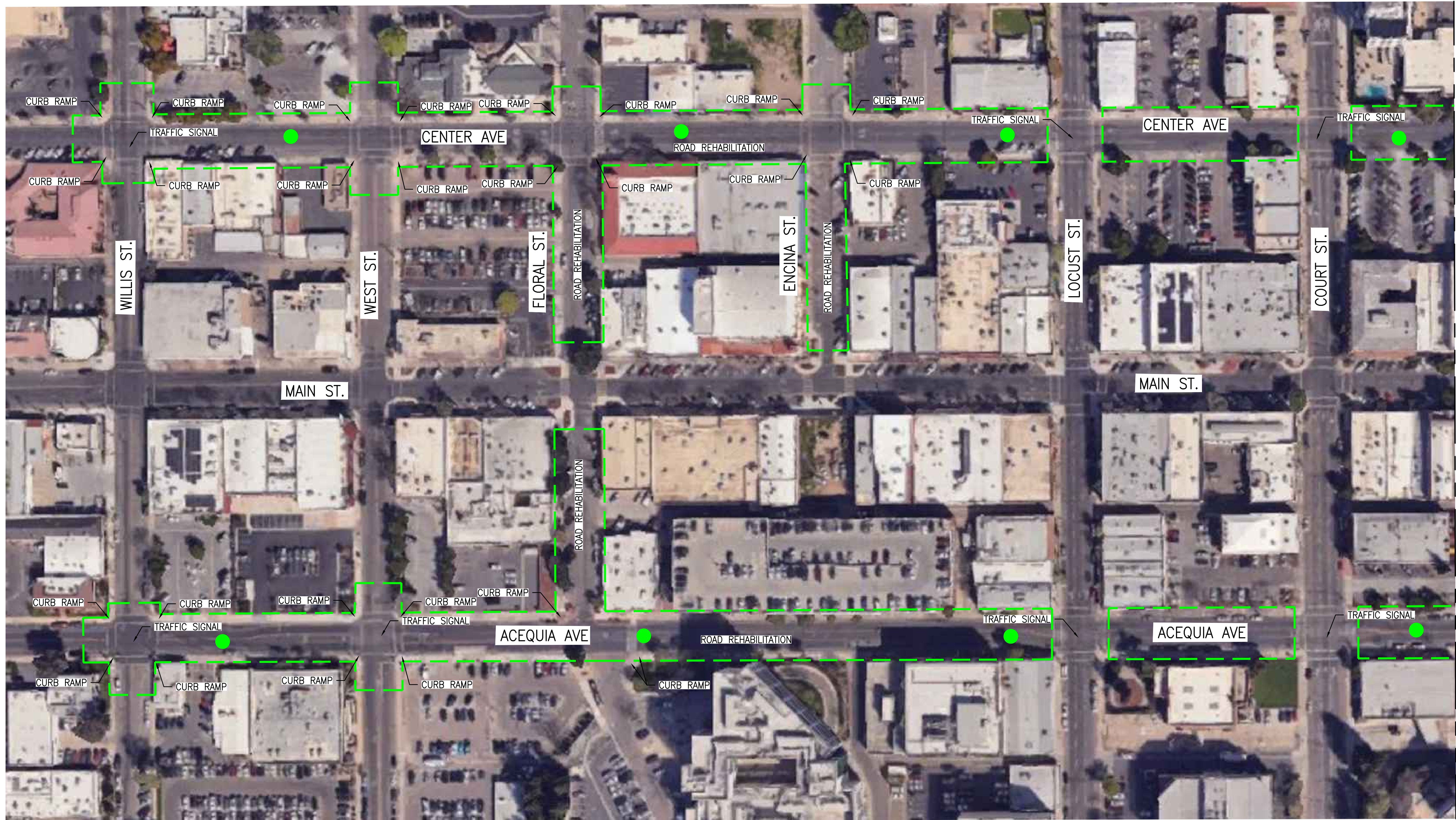


PROJECT AREA  
NOT TO SCALE



DWG: P:\2025\P25-076\Acad\P25-076 Project Layout.dwg USER: BrandonHernandez DATE: Nov 18, 2025 2:58pm

● BORING LOCATIONS (R-VALUE TESTING AT ALL LOCATIONS)



SEE SHEET 3



WILLIS ST. TO COURT ST.  
NOT TO SCALE



● BORING LOCATIONS (R-VALUE TESTING AT ALL LOCATIONS)

SEE SHEET 2



CHURCH ST. TO SANTA FE ST.  
NOT TO SCALE







# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

---

**File #:** 25-0505

**Agenda Date:** 12/2/2025

**Agenda #:** 3.

---

### **Agenda Item Wording:**

**Record Final Map** - Request authorization to record the final map for Belissa Phase 1 subdivision located at the northwest corner of North Demaree Street and West Pratt Avenue (147 lots); and the formation of Landscape and Lighting Assessment District No. 25-09, "Belissa Subdivision" and levying the annual assessments (Resolution Nos. 2025-77 and 2025-78 required).

### **Prepared by:**

Edelma Gonzalez, Associate Engineer, [edelma.gonzalez@visalia.gov](mailto:edelma.gonzalez@visalia.gov), (559) 713-4364  
Jason Huckleberry, Engineering & Building Department Director, [Jason.huckleberry@visalia.gov](mailto:Jason.huckleberry@visalia.gov), (559) 713-4495

**Department Recommendation:** Staff recommends that City Council authorize the recordation of the final map for Belissa Phase 1 subdivision, located at the northwest corner of North Demaree Street and West Pratt Avenue (147 lots). Staff also recommends the City Council adopt Resolution No. 2025-77 initiating proceedings for the formation of Assessment District No. 25-09 "Belissa" and adopt Resolution No. 2025-78 ordering the improvements and levying the annual assessments for Assessment District No. 25-09, "Belissa".

### **Summary:**

The final map for Belissa Phase 1 subdivision will subdivide a portion of a 42.84-acre parcel into 147 single-family residential lots, open space and landscape frontage areas, a 19.72-acre remainder lot for future phase 2 and 3 expansion. The Belissa phase 1 development contains 8 pocket parks, an irrevocable offer of dedication for future Shannon Parkway right-of-way, and a dedication for ditch purposes.

The proposed single-family subdivision will be accessible from Demaree Street on the east side, Riverway Avenue on the south side, and serviced by the interior local public streets with full improvements such as curb, gutter, parkway landscaping, sidewalk, streetlights, and other public utility infrastructure (i.e., sewer lines, storm drainage, electricity, and water). Phase 2 and 3 will be subdividing the remaining portion of the 19.72-acre parcel into 159 single-family residential lots, 2 pocket parks, and a dedication for ditch purposes.

Both interior and exterior streets will be improved to their ultimate right-of-way width within the boundaries of the Belissa subdivision. Improvements along exterior streets will be completed with Phase 1 and includes construction of curb, gutter, parkway landscaping, sidewalk, 6' block-wall, streetlighting, and undergrounding of utility lines.

The final map is ready for recording. All bonds, cash payments, subdivision agreement, and final map have been submitted by the developer, MRP HTMB, LLC, A Delaware Limited Liability Company, as follows: 1) An executed subdivision agreement; 2) a Faithful Performance Bond in the amount of \$8,240,866.55; 3) a Labor and Materials Bond in the amount of \$4,120,433.27; 4) a Maintenance



Bond in the amount of \$824,086.65; 5) a cash payment of \$996,378.60 distributed to various accounts to cover City fees; and 6) final map. All required items have been submitted and approved by the City prior to the final map being executed and recorded.

The Landscape and Lighting Assessment District No. 25-09 has been reviewed and approved as to form by the Landscape and Lighting District Committee. All new landscaping installed within the outlots, pocket parks, and parkways for this development will strictly adhere to the State Model Water Efficient Landscape Ordinance (MWELo). MWELo requires that landscaping and irrigation plans be certified by a qualified entity (i.e., a Landscape Architect) for compliance with the State and City's water conservation requirements. In addition, MWELo increases water efficiency standards for new landscapes through use of more efficient irrigation systems, inclusion of drought tolerant plant and tree species, and by limiting the portion of landscapes that can be covered in turf.

### **Background Discussion:**

The Faithful Performance Bond covers the cost of constructing the public improvements noted in the subdivision agreement and the Labor and Material Bond covers the salaries and benefits as well as the materials supplied to install the required public improvements. As required by the Subdivision Ordinance, the Faithful Performance Bond covers 100% of the cost of the public improvements. The Labor and Material Bond is valued at 50% of the Faithful Performance Bond. A Maintenance Bond valued at 10% of the cost of the public improvements will be required prior to recording the Notice of Completion. The Maintenance Bond is held for one year after the recording and acts as a warranty for the public improvements installed per the subdivision agreement. The cash payment covers Development Impact Fees such as storm water acquisition, waterways, sewer front foot fees, and any outstanding plan check and inspection fees. The plan check and inspection fees are estimated at the beginning of the final map process and are not confirmed until the subdivision agreement is finalized. Differences are due in cash at the time of City Council approval of the map.

The City of Visalia has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of common features such as landscaping, irrigation systems, streetlights, street trees, and local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district.

The Landscape and Lighting Act allows for the use of summary proceedings when all the affected property owners have given their written consent to waive the requirement for a public hearing. The notice period is also waived. The owner of this development has given their written consent to waive the public hearing and form this district. The use of summary proceedings allows for the initiation of proceedings and the final annexation action of the assessment district to be acted upon together as separate resolutions.

Pursuant to Title 16 (Subdivisions) of the Visalia Municipal Code, the City's authorization to record the final map is a ministerial action. Specifically, Section 16.24.080 limits the City Council's action to the specific determination that the final map conforms substantially to the contents of the tentative map, Chapter 16, and the Subdivision Map Act, and provides in pertinent part that "if the Council determines that the map is in conformity with the requirements of this Chapter, the Council shall approve the map (emphasis added)." Disapproval based upon any other reasons would be outside

the authority of the Council for this particular action. The Council may reject any and all offers of dedication in the final map pursuant to Section 16.24.080, and require that the City Engineer so indicate on the map, however staff's recommendation is that the City Council authorize recordation of the final map and accept all offers of dedication as previously described in this report.

**Fiscal Impact:** 147 lots will start contributing to the landscape and lighting assessment district (L&LD 25-09) created for maintenance of common features related to this subdivision. The annual lot assessment will be \$ 753.67 per lot.

**Prior Council Action:** On June 10, 1987 Council authorized the use of landscape maintenance assessment districts per the Landscape and Lighting Act of 1972 for maintaining common area features that are a special benefit and enhance subdivisions.

**Other:**

On November 13, 2023, The tentative subdivision map for Belissa Subdivision (Tentative Subdivision Map No. 5587) was approved by the Planning Commission.

On November, 2025, L&LD 25-09 was reviewed and approved as to form by the Landscape and Lighting District Committee.

**Alternatives:** No alternatives are provided.

**Recommended Motion (and Alternative Motions if expected):**

I move to authorize the recordation of the final map for Belissa Phase 1 subdivision; the adoption of Resolution No. 2025-77 initiating proceedings for the formation of Assessment District No. 25-09 "Belissa"; and adoption of Resolution No. 2025-78 ordering the improvements and levying the annual assessments for Assessment District No. 25-09, "Belissa".

**Environmental Assessment Status:** Complete - Mitigated Negative Declaration No. 2022-39.

**CEQA Review:** Mitigated Negative Declaration No. 2022-39.

**Deadline for Action:** 12/2/2025

**Attachments:**

1. Final Map
2. Aerial Map
3. Location Map
4. Development Disclosure
5. Resolution Documents 2025-77 & 2025-78



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THE CONSENT OF NO OTHER PERSON IS NECESSARY.

WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

- RIGHTS OF WAY FOR DEMAREE STREET, PRATT AVENUE, OWEN AVENUE, NEWTON AVENUE, TAYLOR AVENUE, FULGHAM STREET, FONTANA STREET, CHINOWTH STREET, RONQ STREET, AND BOLLINGER STREET IN FEE TO THE CITY OF VISALIA
- LOTS A, B, C, D, F, H, I, J, K, M, AND N IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, BLOCK WALLS, SIDEWALKS, AND OTHER PUBLIC PURPOSES
- PUBLIC UTILITY EASEMENT TO THE CITY OF VISALIA FOR INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, WATERLINE, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT)
- BLOCK WALL EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENT)
- LOTS E AND G IN FEE TO THE CITY OF VISALIA FOR DITCH PURPOSES
- LOT L IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, BLOCK WALLS, PUBLIC UTILITIES, PEDESTRIAN ACCESS, STORM DRAIN AND OTHER PUBLIC PURPOSES
- AN IRREVOCABLE OFFER OF DEDICATION IN FEE FOR SHANNON PARKWAY TO THE CITY OF VISALIA AS SHOWN HEREON AND DESIGNATED "IRREVOCABLE OFFER OF DEDICATION IN FEE"
- A 1 FOOT STRIP FOR FUTURE STREET PURPOSES, IN FEE TO THE CITY OF VISALIA

MRP HTMB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ED HADLEY, AUTHORIZED SIGNATORY DATE

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_/COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC PERSONALLY APPEARED, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_ COUNTY

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NO. 06107C0930E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED) WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. THE 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY, BASE FLOOD ELEVATION LINES AND VALUES AND THE CALCULATED MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN FOR THE PORTIONS OF THIS MAP THAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

BELISSA SUBDIVISION PHASE 1

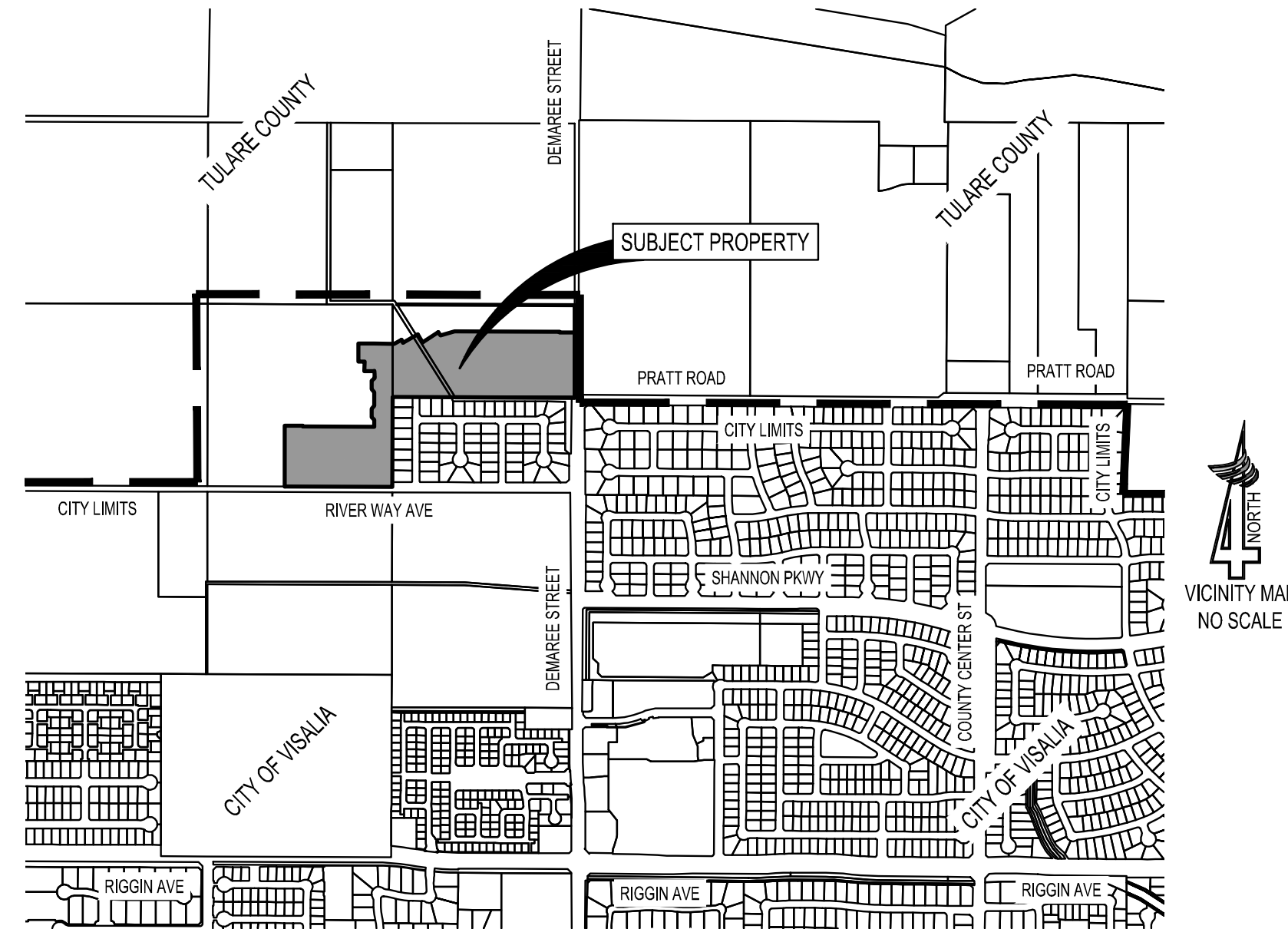
THE LAND BEING SUBDIVIDED BY THIS MAP IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA;

TOGETHER WITH, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA;

EXCEPTING THEREFROM, THE WEST 550.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA;

BEING PURSUANT TO THAT CERTAIN DOCUMENT RECORDED DECEMBER 8, 2021 AS DOCUMENT NO. 2021-0089144, TULARE COUNTY RECORDS.



VERTICAL DATUM NOTE:

BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. \_\_\_\_\_, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

ABANDONMENT NOTE:

IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66434 (g), THE FILING OF THIS MAP DOES HEREBY CONSTITUTE THE ABANDONMENT OF THE FOLLOWING PUBLIC EASEMENT:

- THAT PORTION OF THAT 20.00 FOOT RIGHT OF WAY FOR ROAD PURPOSES TO THE COUNTY OF TULARE RECORDED IN BOOK 2 OF RIGHTS OF WAY, PAGE 610, LYING WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN HEREON

MEMORANDUM OF OPTION AGREEMENT

AGREEMENT BETWEEN MRP CALIFORNIA, LLC, DOING BUSINESS AS MILLROSE CALIFORNIA HOLDINGS, LLC, AND TH CRANDELL VISALIA LLC, WHEREIN OWNER GRANTS BUILDER AN OPTION TO PURCHASE CERTAIN SINGLE-FAMILY LOTS AND OTHER REAL PROPERTY LOCATED IN TULARE COUNTY, CALIFORNIA, AS DESCRIBED IN OPTION AGREEMENT RECORDED MARCH 28, 2025 TULARE COUNTY RECORDS AS INSTRUMENT NO. 2025-0014007.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TH CRANDELL VISALIA LLC, 07-13-2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CLINTON J. CAUDLE P.L.S. 9849 DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL E. LONG P.L.S. 6815 DATE  
CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5587 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON NOVEMBER 13, 2023.

BY: PAUL BERNAL, DATE  
PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING SUBJECT TO IMPROVEMENT, THE PUBLIC STREETS, AND LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, AND N; AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, RESERVE STRIPS, AND REJECTING THE IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA AS SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION IN FEE" TO HEREAFTER REMAIN AN IRREVOCABLE OFFER OF DEDICATION IN FEE UNTIL ACCEPTED OR ABANDONED BY SEPARATE RESOLUTION OF THE CITY COUNCIL, AND CONSENTING TO THE ABANDONMENT OF THE ROAD RIGHT OF WAY EASEMENT, AS NOTED. ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LESLIE B. CAVIGLIA  
CITY MANAGER/CITY CLERK

BY: CHIEF DEPUTY CITY CLERK

BOARD OF SUPERVISORS' STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THE SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,

IN VOLUME \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

TARA K. FREITAS, CPA, TULARE COUNTY ASSESSOR/CLERK-RECORDER

BY: \_\_\_\_\_  
DEPUTY

PREPARED BY:



4CREEKS

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

# BELISSA SUBDIVISION PHASE 1

BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	78.45'	50.00'	89°53'55"	C27	46.19'	80.00'	33°04'40"	C53	42.00'	1,321.00'	1°49'18"
C2	125.52'	80.00'	89°53'55"	C28	30.25'	110.00'	15°45'28"	C54	42.00'	1,321.00'	1°49'18"
C3	38.31'	80.00'	27°26'23"	C29	27.19'	110.00'	14°09'40"	C55	156.05'	1,271.00'	7°02'05"
C4	27.72'	80.00'	19°50'58"	C30	3.07'	110.00'	1°35'48"	C56	57.33'	1,271.00'	2°35'03"
C5	40.00'	80.00'	28°38'53"	C31	18.92'	1,450.00'	0°44'51"	C57	32.34'	1,271.00'	1°27'29"
C6	19.49'	80.00'	13°57'41"	C32	118.17'	190.00'	35°38'09"	C58	42.64'	46.00'	53°06'19"
C7	24.98'	50.00'	28°37'40"	C33	47.15'	190.00'	14°13'09"	C59	67.82'	162.00'	23°59'11"
C8	39.09'	52.00'	43°03'59"	C34	43.57'	190.00'	13°08'23"	C60	123.64'	192.00'	36°53'41"
C9	99.65'	470.00'	12°08'54"	C35	27.45'	190.00'	8°16'37"	C61	99.01'	222.00'	25°33'14"
C10	49.22'	500.00'	5°38'24"	C36	137.06'	222.00'	35°22'23"	C62	55.60'	222.00'	14°20'55"
C11	37.37'	510.00'	4°11'53"	C37	24.88'	222.00'	6°25'13"	C63	43.42'	222.00'	11°12'19"
C12	88.84'	1,852.00'	2°44'54"	C38	112.18'	222.00'	28°57'10"	C64	15.79'	218.00'	4°09'02"
C13	86.05'	1,852.00'	2°39'44"	C39	164.61'	1,420.00'	6°38'31"	C65	13.62'	188.00'	4°09'02"
C14	2.79'	1,852.00'	0°05'10"	C40	60.20'	1,420.00'	2°25'45"	C66	94.42'	180.00'	30°03'21"
C15	42.99'	1,842.00'	1°20'14"	C41	104.41'	1,420.00'	4°12'46"	C67	33.64'	180.00'	10°42'24"
C16	90.55'	480.00'	10°48'32"	C42	161.14'	1,390.00'	6°38'31"	C68	42.89'	180.00'	13°39'04"
C17	39.60'	480.00'	4°43'37"	C43	44.20'	1,390.00'	1°49'18"	C69	17.90'	180.00'	5°41'53"
C18	50.95'	480.00'	6°04'56"	C44	44.20'	1,390.00'	1°49'18"	C70	96.59'	150.00'	36°53'41"
C19	249.91'	450.00'	31°49'12"	C45	47.44'	1,390.00'	1°57'19"	C71	55.77'	120.00'	26°37'48"
C20	107.90'	450.00'	13°44'18"	C46	1.15'	1,390.00'	0°02'51"	C72	23.87'	50.00'	27°21'26"
C21	142.01'	450.00'	18°04'55"	C47	80.37'	252.00'	18°16'22"	C73	131.48'	52.00'	144°52'15"
C22	94.97'	420.00'	12°57'18"	C48	40.71'	252.00'	9°15'20"	C74	27.40'	52.00'	30°11'17"
C23	54.21'	420.00'	7°23'44"	C49	39.66'	252.00'	9°01'02"	C75	52.73'	52.00'	58°05'58"
C24	58.08'	420.00'	7°55'25"	C50	162.19'	1,321.00'	7°02'05"	C76	37.80'	52.00'	41°38'53"
C25	54.15'	480.00'	6°27'49"	C51	36.18'	1,321.00'	1°34'10"	C77	13.55'	52.00'	14°56'06"
C26	54.86'	1,450.00'	2°10'03"	C52	42.00'	1,321.00'	1°49'18"	C78	23.87'	50.00'	27°21'26"

## LEGEND

- △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED

( ) WILD HORSE RANCH NO. 1 RECORDED IN BOOK 41, OF MAPS, PAGE 84, TCR

[ ] WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR

< > GREYSTONE PHASE 3, RECORDED IN BOOK 44, OF MAPS, PAGE 78, TCR

▲ FOUND A BRASS DISC FLUSH IN CONCRETE PER WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR,
- SHADED LINE INDICATES SUBDIVISION BOUNDARY

\* CALCULATED FROM RECORD

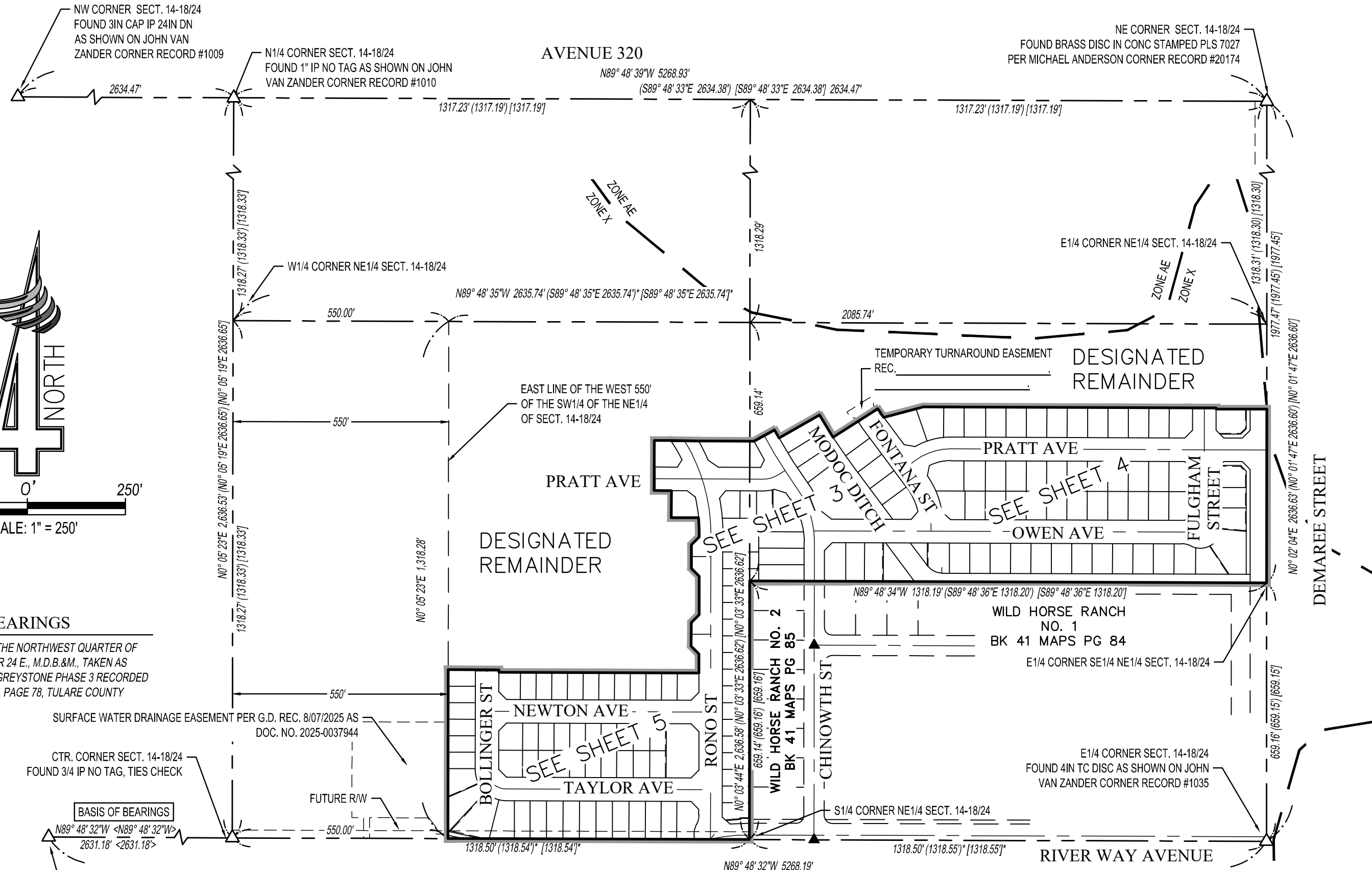
TCR TULARE COUNTY RECORDS

RADIALS		RADIALS		RADIALS	
#	BEARING	#	BEARING	#	BEARING
R1	N89° 54' 37"W	R13	S0° 11' 28"W	R25	N53° 17' 45"E
R2	S0° 11' 28"W	R14	S15° 33' 59"E	R26	S53° 17' 45"W
R3	S89° 56' 16"E	R15	S13° 58' 11"E	R27	N36° 42' 15"W
R4	S61° 18' 36"E	R16	N55° 10' 08"E	R28	N26° 26' 22"W
R5	S75° 37' 24"W	R17	N54° 25' 17"E	R29	N0° 11' 26"E
R6	N11° 57' 26"W	R18	N83° 38' 14"E	R30	N89° 57' 56"W
R7	S0° 11' 28"W	R19	S89° 56' 34"E	R31	N62° 40' 38"E
R8	N5° 26' 56"W	R20	S54° 41' 03"W	R32	S27° 32' 53"W
R9	S89° 56' 16"E	R21	S32° 53' 12"E	R33	N0° 11' 26"E
R10	N71° 58' 49"E	R22	S59° 09' 31"W	R34	S0° 11' 26"W
R11	S58° 14' 31"W	R23	S53° 17' 45"W	R35	S53° 17' 45"W
R12	N60° 31' 01"E	R24	S89° 48' 34"E		

## BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T. 18 S., R. 24 E., M.D.B.&M., TAKEN AS N89°48'32"W AS PER GREYSTONE PHASE 3 RECORDED IN BOOK 44, OF MAPS, PAGE 78, TULARE COUNTY RECORDS

- SURFACE WATER DRAINAGE EASEMENT PER G.D. REC. 8/07/2025 AS DOC. NO. 2025-0037944
- CTR. CORNER SECT. 14-18/24 FOUND 3/4 IP NO TAG, TIES CHECK
- BASIS OF BEARINGS  
N89° 48' 32"W <N89° 48' 32"W>  
2631.18' <2631.18'>
- W 1/4 CORNER SECT. 14-18/24 FOUND 4IN DISC TO CORNER, AS SHOWN ON JOHN VAN ZANDER CORNER RECORD #1033
- FUTURE R/W



PREPARED BY:



**4CREEKS**

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



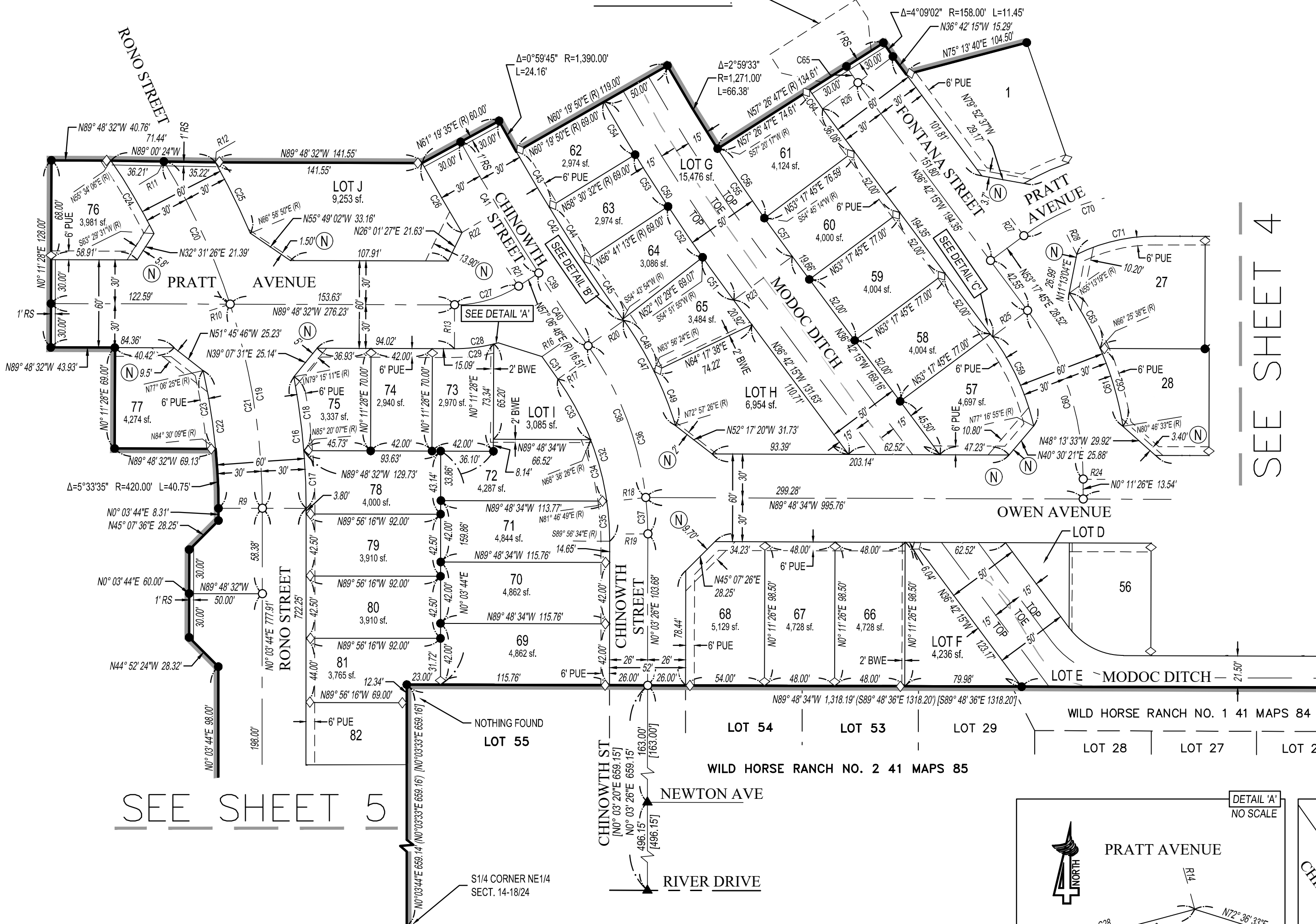
# BELISSA SUBDIVISION PHASE 1

TSM 5587

BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

## DESIGNATED REMAINDER

TEMPORARY TURNAROUND EASEMENT  
REC. \_\_\_\_\_



### LEGEND

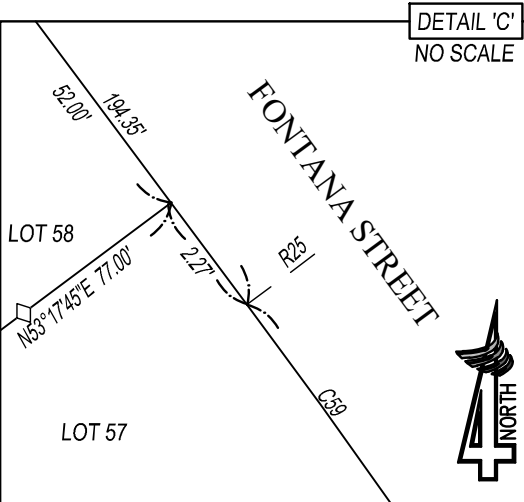
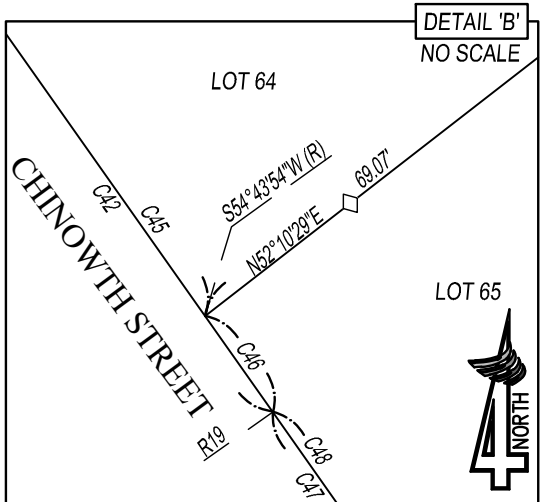
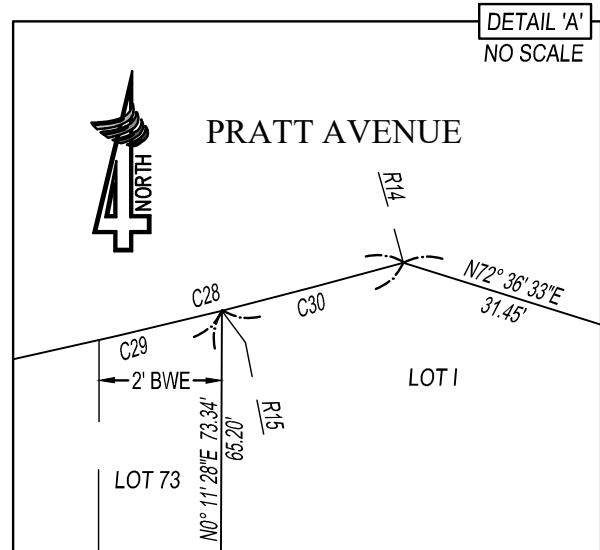
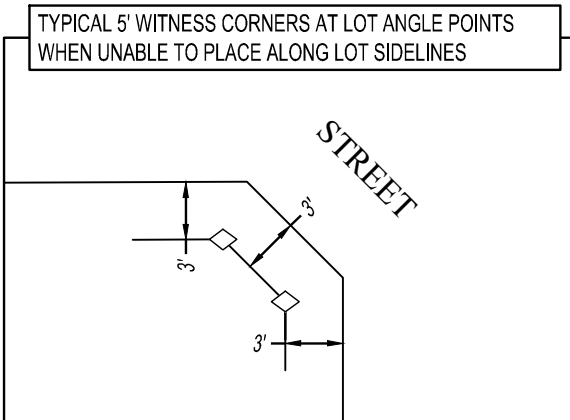
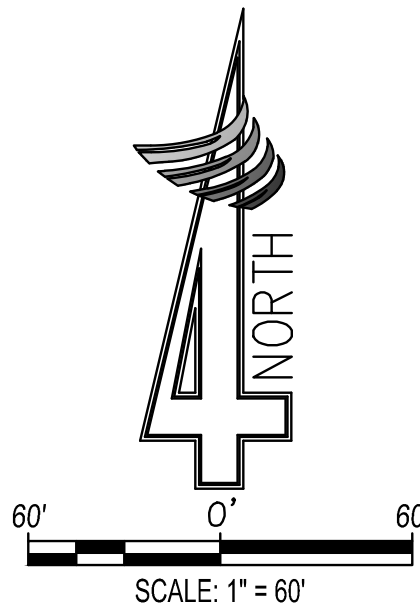
- |     |   |     |  |
|-----|---|-----|--|
| △   | FOUND MONUMENT AND ACCEPTED AS DESCRIBED  | —   | SHADED LINE INDICATES SUBDIVISION BOUNDARY   |
| ●   | SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN   | PUE | PUBLIC UTILITY EASEMENT  |
| ○   | SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849"   | BWE | BLOCK WALL EASEMENT  |
| ◇   | SET 3/4" IRON PIPE TAGGED "PLS 9849" 3.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE                         | TCR | TULARE COUNTY RECORDS  |
| ▲   | FOUND A BRASS DISC FLUSH IN CONCRETE PER WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR. | OR  | OFFICIAL RECORDS   |
| ( ) | WILD HORSE RANCH NO. 1 RECORDED IN BOOK 41, OF MAPS, PAGE 84, TCR   | (R) | RADIAL BEARING   |
| [ ] | WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR   | RS  | RESERVE STRIP NOW OFFERED FOR DEDICATION FOR FUTURE STREET PURPOSES (NOT TO SCALE) |
| ⊙   | NO BUILD ZONE PER THIS MAP  |     |  |

### NOTE:

SEE SHEET 2 FOR RADIAL AND CURVE TABLES

### BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T. 18 S., R. 24 E., M.D.B.&M., TAKEN AS N89°48'32"W AS PER GREYSTONE PHASE 3 RECORDED IN BOOK 44, OF MAPS, PAGE 78, TULARE COUNTY RECORDS



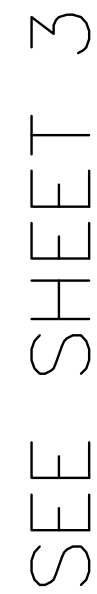
324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

PREPARED BY: **4CREEKS** SHEET 3 OF 5

DESIGNATED REMAINDER

BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH,  
RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

TEMPORARY TURNAROUND EASEMENT  
REC. \_\_\_\_\_.



N0° 02' 04"E 2636.63'

DEMAREE STREET

E1/4 COR. SEC. 14-18/24 -  
FOUND 4IN TC DISC

[illegible]

△ FOUND MONUMENT AND ACCEPTED AS DESCRIBED

● SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN

○ SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849"

◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 3.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE

( ) WILD HORSE RANCH NO. 1 RECORDED IN BOOK 41, OF MAPS, PAGE 84, TCR

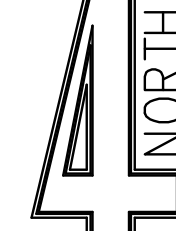
[ ] WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR

(N) NO BUILD ZONE PER THIS MAP

(S) APPROXIMATE LOCATION OF SOCIAL EDISON POLE LINE EASEMENT REC. IN BOOK 1538 PAGE 359, O.R.

NOTE:  
SEE SHEET 2 FOR RADIAL AND CURVE TABLES

THE SOUTH LINE OF THE NORTHWEST QUARTER OF  
SECTION 14, T. 18 S., R 24 E., M.D.B.&M., TAKEN AS  
N89°48'32"W AS PER GREYSTONE PHASE 3 RECORDED  
IN BOOK 44, OF MAPS, PAGE 78, TULARE COUNTY  
RECORDS



## 4CREEKS

SHEET 4 OF 5



# BELISSA SUBDIVISION PHASE 1

TSM 5587

BEING SITUATED IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

## LEGEND

- |   |   |
|---|---|
| △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED  | — SHADED LINE INDICATES SUBDIVISION BOUNDARY  |
| ● SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN   | PUE PUBLIC UTILITY EASEMENT   |
| ○ SET BRASS DISC FLUSH IN CONC. TAGGED "PLS 9849"   | PAE PEDESTRIAN ACCESS EASEMENT  |
| ◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 3.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE   | BWE BLOCK WALL EASEMENT   |
| ( ) WILD HORSE RANCH NO. 1 RECORDED IN BOOK 41, OF MAPS, PAGE 84, TCR   | TCR TULARE COUNTY RECORDS   |
| [ ] WILD HORSE RANCH NO. 2 RECORDED IN BOOK 41, OF MAPS, PAGE 85, TCR   | O.R. OFFICIAL RECORDS   |
|   | (R) RADIAL BEARING  |
|   | RS RESERVE STRIP NOW OFFERED FOR DEDICATION FOR FUTURE STREET PURPOSES (NOT TO SCALE) |
|   | GD GRANT DEED   |
| (A) 20' RIGHT OF WAY FOR ROAD PURPOSES TO THE COUNTY OF TULARE RECORDED IN BOOK 2, OF RIGHTS OF WAYS, PAGE 610 TO BE ABANDONED PER THIS MAP |   |
| (D) IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA PER THIS MAP  |   |
| (N) NO BUILD ZONE PER THIS MAP  |   |

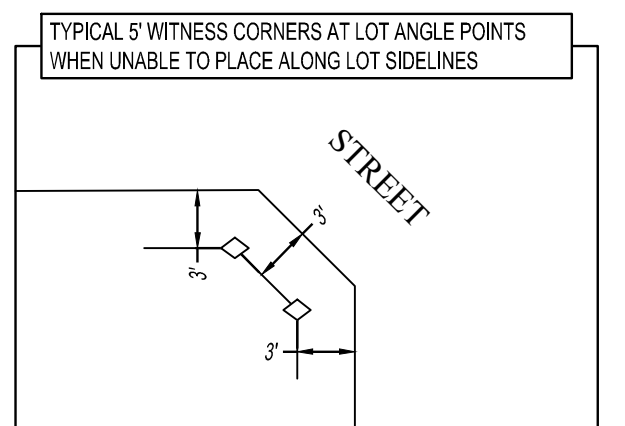
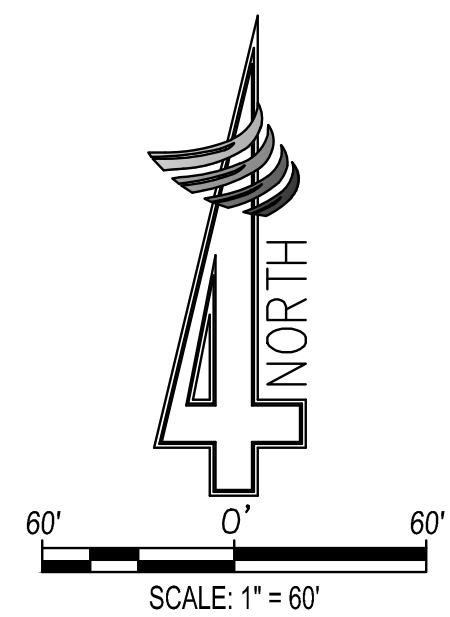
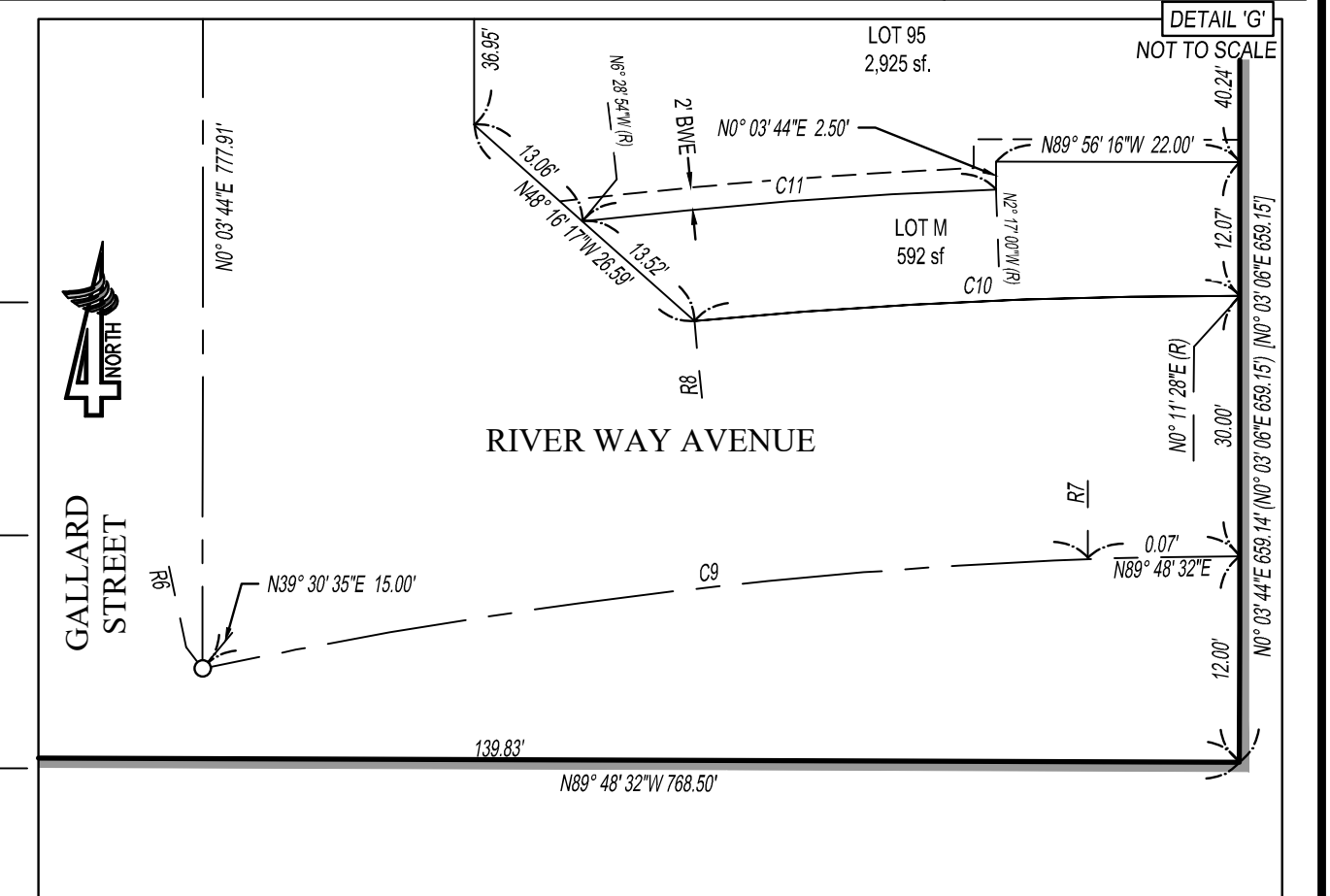
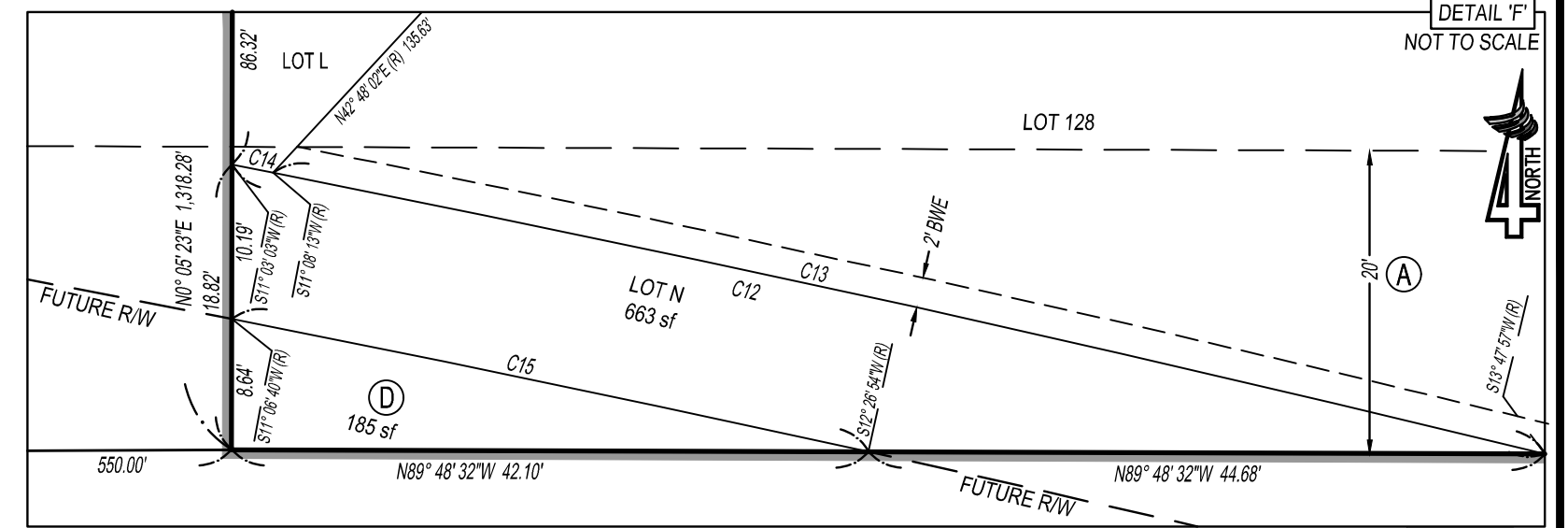
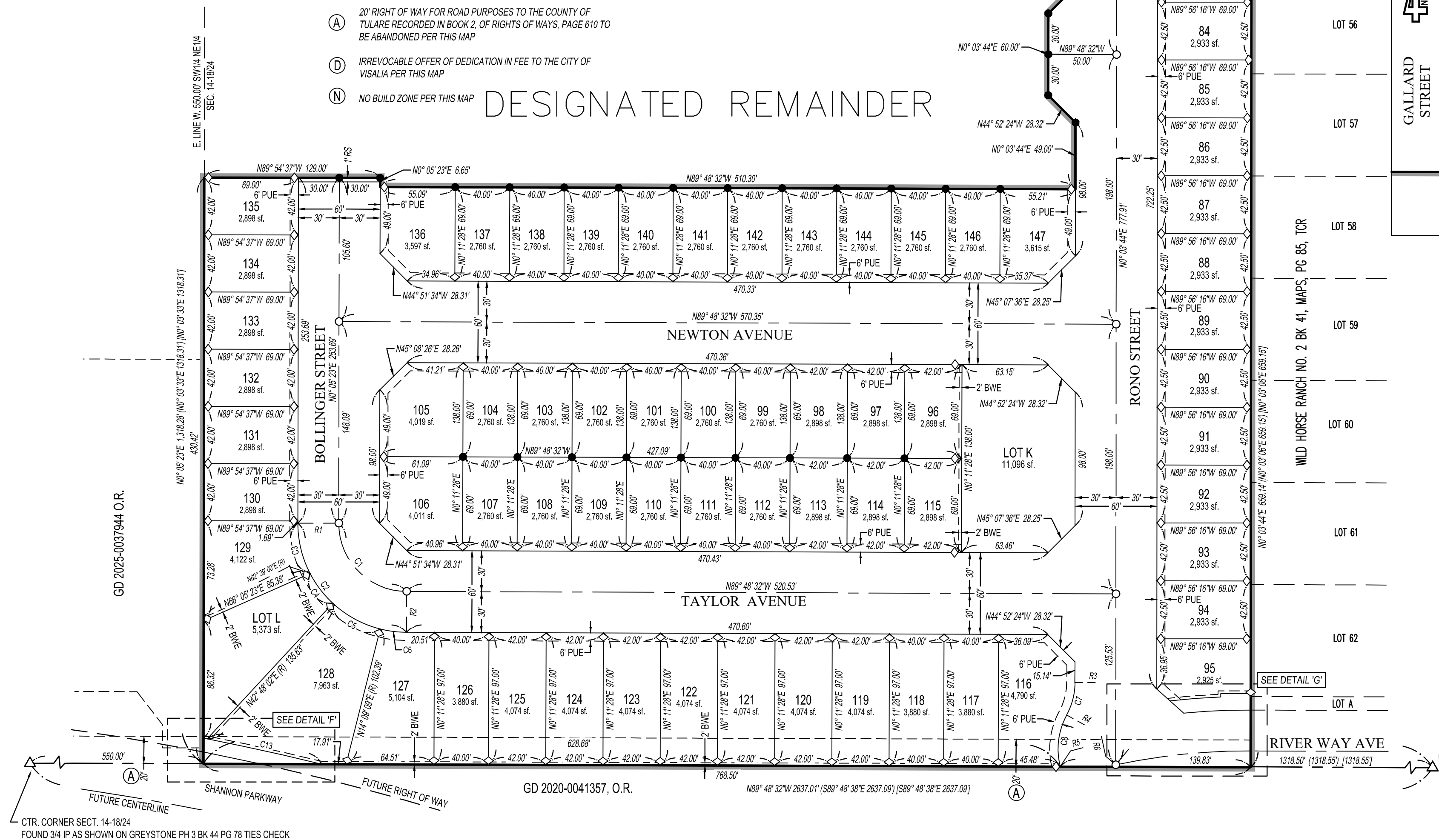
## BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T. 18 S., R. 24 E., M.D.B.&M., TAKEN AS N89°48'32"W AS PER GREYSTONE PHASE 3 RECORDED IN BOOK 44, OF MAPS, PAGE 78, TULARE COUNTY RECORDS

## NOTE:

SEE SHEET 2 FOR RADIAL AND CURVE TABLES

# DESIGNATED REMAINDER



PREPARED BY:

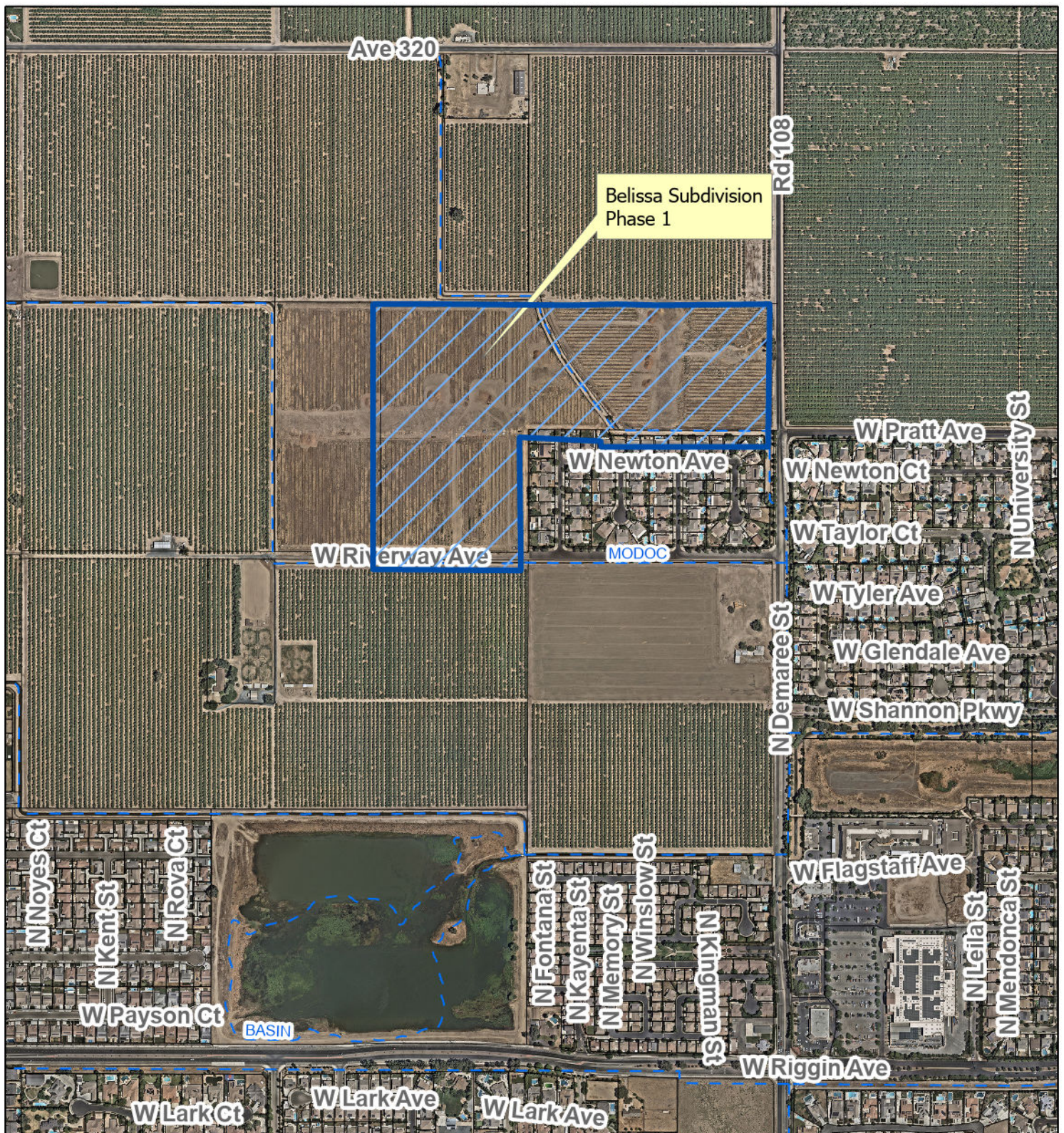


**4CREEKS**

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

SHEET 5 OF 5





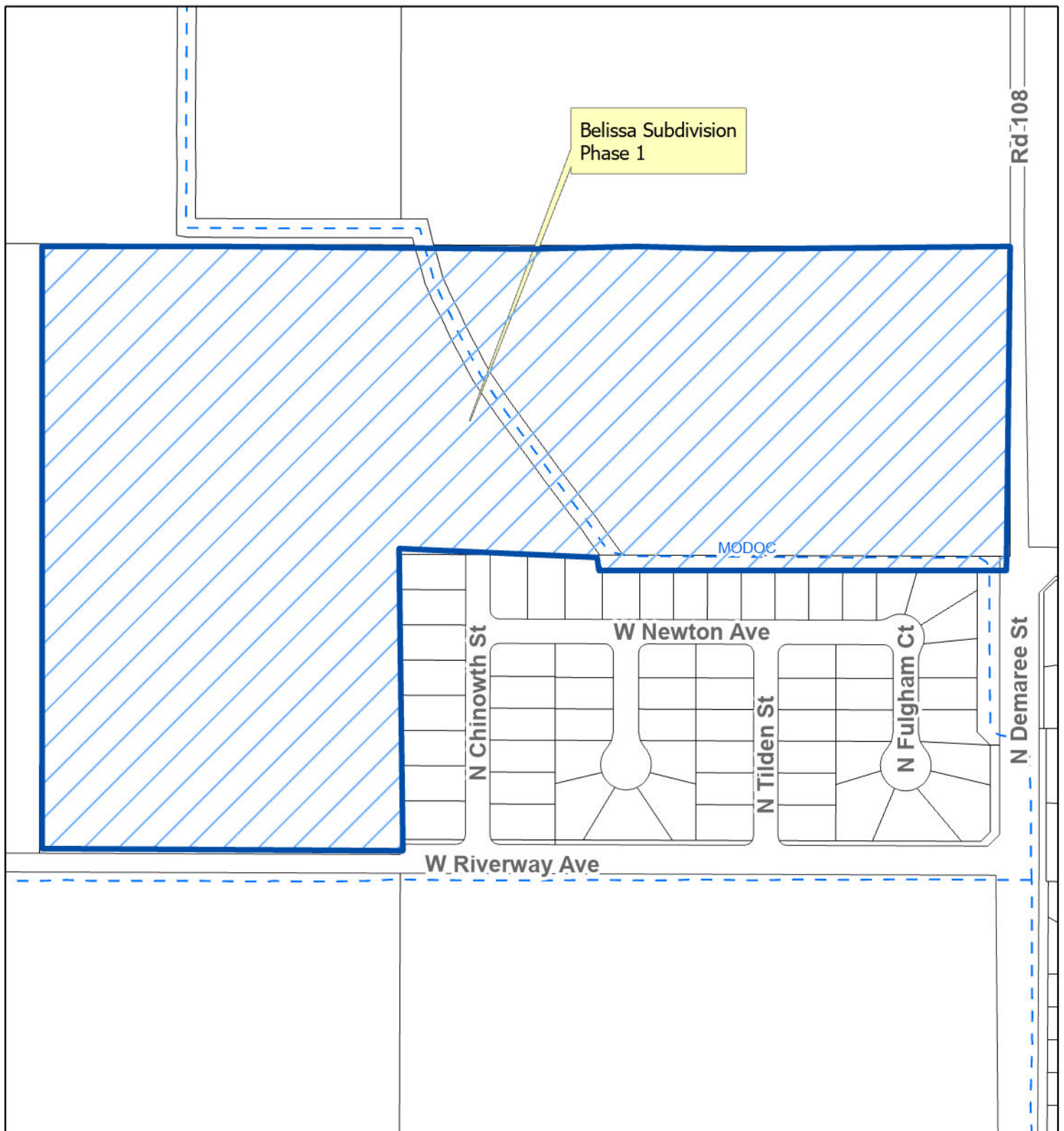
## Belissa Phase 1

### Aerial Map

0 0.05 0.1 0.2 Miles







## Belissa Phase 1

### Location Map

0 0.03 0.06 0.11 Miles





## CITY OF VISALIA Disclosure Development Project

**INCOMPLETE OR LATE SUBMISSION OF DISCLOSURE STATEMENT COULD RESULT IN  
CONTINUANCE OR DELAY OF YOUR PROJECT.**

**SITE:**

Address or APN(s): 077-050-019

Short Title or Name of proposed project: Oak Place (Belissa Tract 5587)

Summary description of the proposed project: Phase 1 of a single family residential development containing 147 lots

**PROPERTY OWNER(S):**

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) MRP HTMB LLC

Name (print) \_\_\_\_\_

Mailing Address 2505 Alluvial Ave

Mailing Address \_\_\_\_\_

Fresno, CA 9361

Phone 559.432.8181

Phone \_\_\_\_\_

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

November 12, 2025

Date

Property Owner Signature

~~Ed Hadley~~ Nathan Holt

Authorized Signatory

Print Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Print Name & Title

**OTHER INVOLVED PARTIES:**

Fill in all that apply.

It is planned that the property will be sold to N/A  
(Write "none" if property owner(s) do not plan to sell property.)

Developer/Builder \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_



**NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:**

List the names of all principals, partners, and/or trustees where any property owner and/or developer/builder are a partnership or trust. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

**NOTICE:** If the above information regarding ownership and interest in this property changes before the project goes before City Council or Planning Commission, it is the responsibility of such parties to notify the City of Visalia of this change(s).

RESOLUTION NO. 2025-77

RESOLUTION INITIATING PROCEEDINGS  
FOR ASSESSMENT DISTRICT NO. 25-09

Belissa Subdivision  
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to form an assessment district pursuant to the Landscaping & Lighting Act of 1972 (Section 22500 and following, Streets & Highways Code) for the purpose of the following improvements:  
  
Maintenance of street trees, landscaping, local streets, streetlights, block walls, pocket park, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 25-09, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 25-09, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Belissa".
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED: December 2, 2025      LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF TULARE    ) ss.  
CITY OF VISALIA        )

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-77 passed and adopted by the Council of the City of Visalia at a regular meeting held on December 2, 2025.

Dated: December 2, 2025      LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk



CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 25-09  
Belissa  
(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for "Assessment District No. 25-09, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on December 2, 2025 by its Resolution No. 2025-77.

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.

Dated: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2025-78

RESOLUTION ORDERING THE IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 25-09

Belissa

(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution Initiating Proceedings for Assessment District No. 25-09, City of Visalia, Tulare County, California, and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. The owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the formation of the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2026/27.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
  - a. Clerk's Certification to County Auditor
  - b. Resolution Initiating Proceedings
  - c. Resolution Ordering Improvements
  - d. Engineer's Report:

Exhibit A	-	Assessment Diagram showing all parcels of real property within the Assessment District
Exhibit B	-	Landscape Location Diagram
Exhibit C	-	Tax Roll Assessment
Exhibit D	-	Engineer's Report



PASSED AND ADOPTED: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF VISALIA )

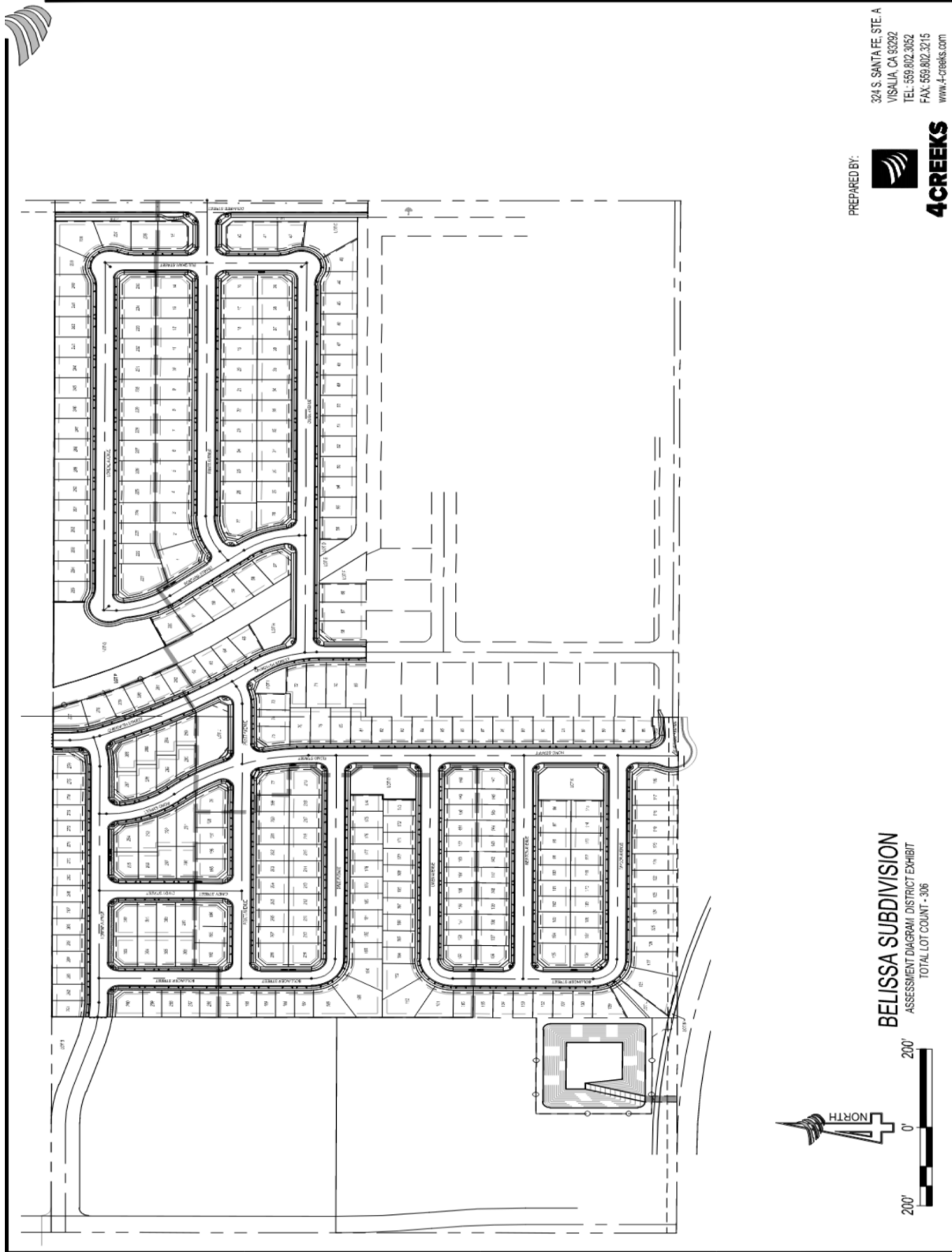
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-78 passed and adopted by the Council of the City of Visalia at a regular meeting held on December 2, 2025.

Dated: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

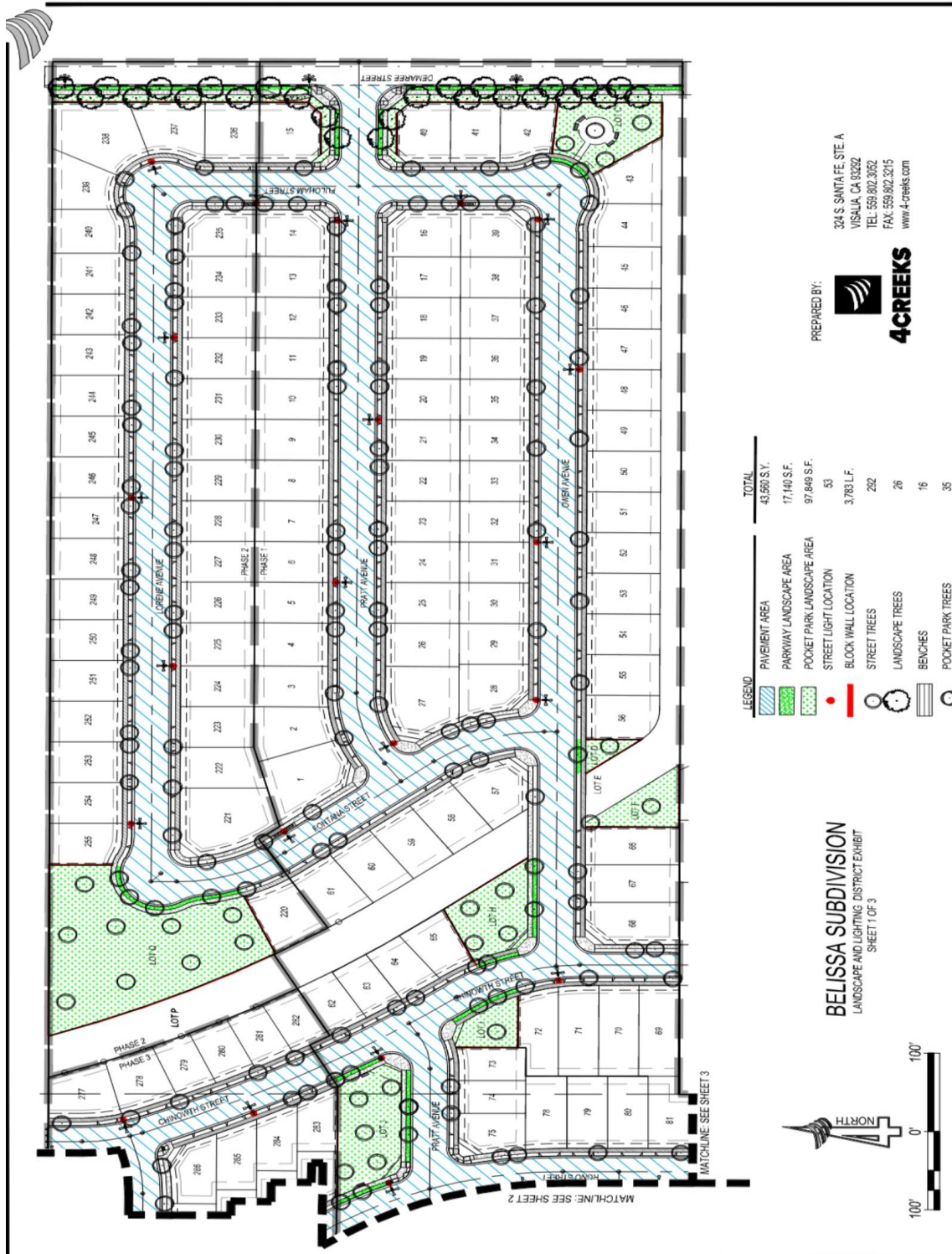
By Reyna Rivera, Chief Deputy City Clerk

**Exhibit "A"**  
**Assessment Diagram**  
**Landscape & Lighting Assessment District No. 25-09**  
**Belissa**

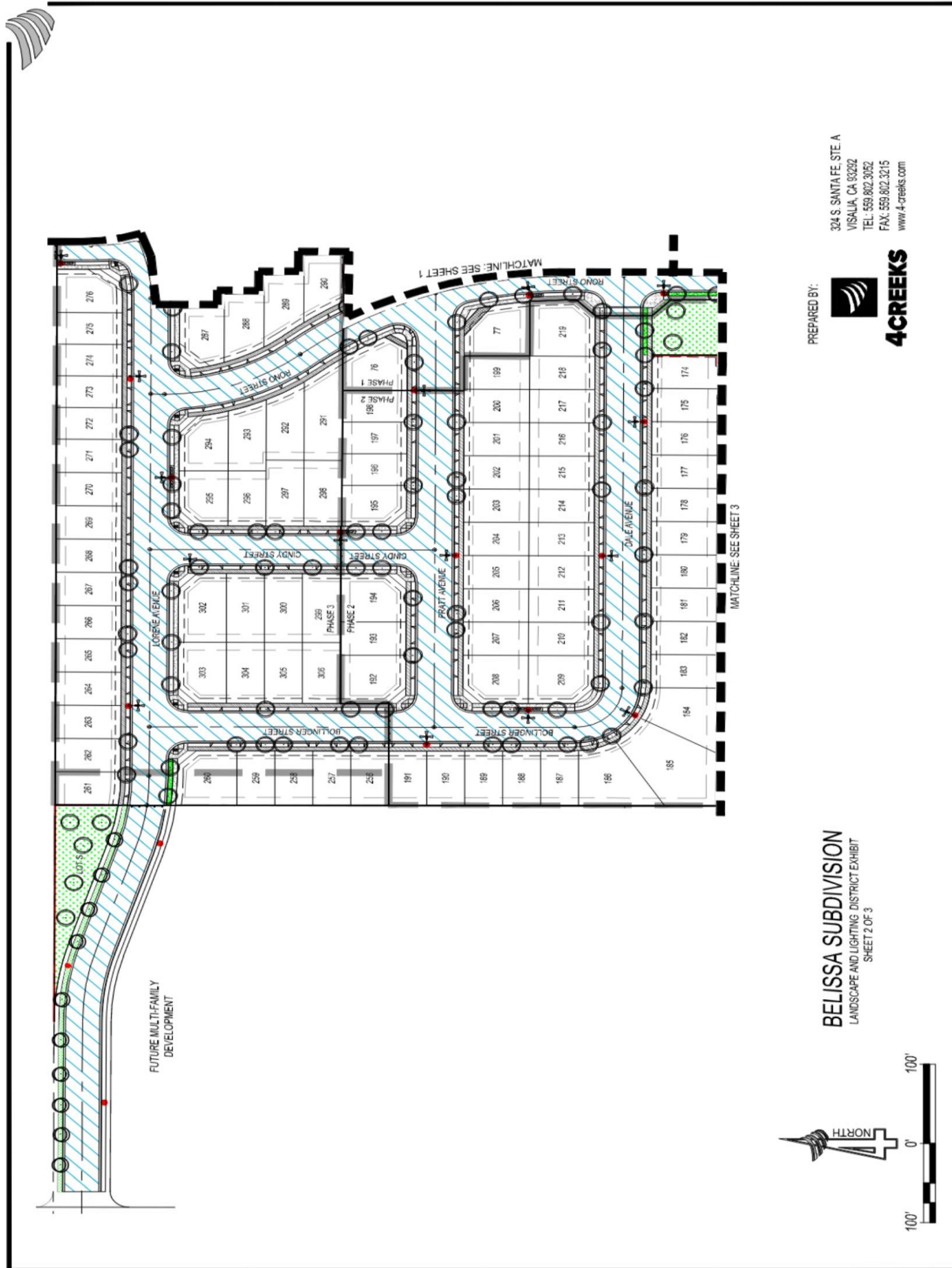




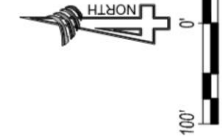
**Exhibit "B"**  
**Landscape Location Diagram**  
**Landscape & Lighting Assessment District No. 25-09**  
**Belissa**



**Exhibit "B"**  
**Landscape Location Diagram**  
**Landscape & Lighting Assessment District No. 25-09**  
**Belissa**







PREPARED BY:



88

**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$753.67	MRP HTMB, LLC	1	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	2	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	3	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	4	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	5	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	6	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	7	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	8	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	9	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	10	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	11	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	12	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	13	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	14	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	15	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	16	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	17	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	18	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	19	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	20	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	21	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	22	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	23	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	24	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	25	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	26	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	27	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	28	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	29	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	30	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	31	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	32	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	33	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	34	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	35	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	36	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	37	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	38	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	39	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	40	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	41	25-09 Belissa



**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$753.67	MRP HTMB, LLC	42	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	43	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	44	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	45	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	46	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	47	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	48	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	49	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	50	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	51	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	52	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	53	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	54	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	55	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	56	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	57	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	58	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	59	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	60	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	61	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	62	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	63	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	64	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	65	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	66	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	67	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	68	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	69	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	70	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	71	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	72	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	73	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	74	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	75	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	76	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	77	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	78	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	79	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	80	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	81	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	82	25-09 Belissa

**Exhibit “C”**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

To be assigned	\$753.67	MRP HTMB, LLC	83	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	84	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	85	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	86	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	87	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	88	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	89	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	90	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	91	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	92	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	93	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	94	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	95	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	96	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	97	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	98	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	99	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	100	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	101	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	102	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	103	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	104	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	105	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	106	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	107	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	108	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	109	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	110	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	111	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	112	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	113	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	114	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	115	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	116	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	117	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	118	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	119	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	120	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	121	25-09	Belissa
To be assigned	\$753.67	MRP HTMB, LLC	122	25-09	Belissa



**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

To be assigned	\$753.67	MRP HTMB, LLC	123	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	124	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	125	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	126	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	127	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	128	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	129	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	130	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	131	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	132	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	133	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	134	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	135	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	136	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	137	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	138	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	139	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	140	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	141	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	142	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	143	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	144	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	145	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	146	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	147	25-09 Belissa

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

General Description

This Assessment District (25-09, Belissa) is located at the northwest corner of North Demaree Street and West Pratt Avenue. Exhibit “A” is a map of Assessment District 25-09. This district includes the maintenance of shrub areas, irrigation systems, street trees, landscape trees, block walls, streetlights, pavement on local streets, pocket park, and any other applicable equipment or improvements; see Exhibit “B”. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism (graffiti, theft or damage) that may occur. This District also includes the preventative maintenance of all internal local City streets by means including, but not limited to overlays, cape seals, crack seals, and reclamite (oiling). The total number of lots within the district is 306, of which 147 will be assessed for Fiscal Year 2026/27.

Determination of Benefit

The purpose of landscaping is to provide an aesthetic impression for the area. The lighting is to provide safety and visual impressions for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas, streetlights, streets, and block walls is vital for the protection of both economic and humanistic values of the development. In order to preserve the values incorporated within developments and to concurrently have an adequate funding source for the maintenance of all internal local streets within the subdivision, the City Council has determined that landscape areas, streetlights, block walls, street trees, landscape trees, and all internal local streets should be included in a maintenance district to ensure satisfactory levels of maintenance.

Method of Apportionment

In order to provide an equitable assessment to all owners within the District, the following method of apportionment has been used. All lots in the District benefit equally, including lots not adjacent to landscape areas, block walls, and streetlights. The lots not adjacent to landscape areas, block walls, and streetlights benefit by the uniform maintenance and overall appearance of the District. All lots in the District have frontage on an internal local street and therefore derive a direct benefit from the maintenance of the local streets.

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain any landscaping, street trees, landscape trees, streetlights, block walls, and pavement on local streets. The regular preventive maintenance of pavement on local streets is based on the following schedule: Reclamite on a 5 year cycle, Crack Seal on a 7 year cycle; Cape Seal on a 15 year cycle and Overlays on a 20 year cycle.



**Exhibit “D”**  
**Engineer’s Report**  
**Landscape & Lighting Assessment District 25-09**  
**Belissa**  
**Fiscal Year 2026/27**

The quantities, estimated costs, and per lot assessment in the “Belissa” Landscape and Lighting District are as follows:

	Pocket Park	15 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
Pocket Park	Turf Area	Monthly	Sq Ft	-	\$ 0.034	12	\$ 0.41	\$ -
	Shrub Area	Monthly	Sq Ft	97,849	\$ 0.025	12	\$ 0.305	\$ 29,824.38
	Water	Monthly	Sq Ft	97,849	\$ 0.018	12	\$ 0.216	\$ 21,135.38
	Electricity	Monthly	Meter	-	\$ 20.69	12	\$ 248.28	\$ -
	Trees	Annual	Each	35	\$ 60.00	1	\$ 60.00	\$ 2,100.00
	Custodial Maintenance	Monthly	Each	-	\$ 172.00	12	\$ 2,064.00	\$ -
Equipment and Maintenance	Annual Fibar Material Replacement	Annual	Cubic Yd	-	\$ 42.00	1	\$ 42.00	\$ -
	Equipment Inspection	Monthly	Hourly	-	\$ 98.24	12	\$ 1,178.88	\$ -
	Repair/Replace Equipment	Monthly	Hourly	-	\$ 55.00	12	\$ 660.00	\$ -
	Playground Structure	Once	Each	-	\$ 95,000.00	-	\$ 6,333.33	\$ -
	Picnic Table	Once	Each	-	\$ 5,707.00	-	\$ 380.47	\$ -
	Bench	Once	Each	16	\$ 1,492.00	-	\$ 99.47	\$ 1,591.47
	Trash Receptacle	Once	Each	-	\$ 1,199.00	-	\$ 79.93	\$ -
	Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
	Lighting Pole	Once	Each	-	\$ 8,000.00	-	\$ 533.33	\$ -
	Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
	Turf Area	Monthly	Sq Ft	-	\$ 0.034	12	\$ 0.41	\$ -
	Shrub Area	Monthly	Sq Ft	17,140	\$ 0.025	12	\$ 0.305	\$ 5,224.27
	Water	Monthly	Sq Ft	17,140	\$ 0.018	12	\$ 0.216	\$ 3,702.24
	Electricity	Monthly	Meter	2	\$ 20.69	12	\$ 248.28	\$ 496.56
	Landscape Trees	Annual	Each	26	\$ 60.00	1	\$ 60.00	\$ 1,560.00
	Interior Street Tree	Annual	Each	292	\$ 60.00	1	\$ 60.00	\$ 17,520.00
	Street Lights (Electricity & Maint)	Monthly	Each	53	\$ 11.30	12	\$ 135.60	\$ 7,186.80
	Block Wall	Annual	Ln Ft	3,783	\$ 0.75	1	\$ 0.75	\$ 2,837.25
	Project Management	Annual	Lots	306	\$ 40.00	1	\$ 40.00	\$ 12,240.00
	Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Cycle	Annual Cost Per Unit	Annual Total Cost
	Reclamite (5 year cycle)	Twice	Sq Yd	43,560	\$ 0.96	2	\$ 0.96	\$ 4,181.76
	Crack Seal (7 year cycle)	Twice	Sq Yd	43,560	\$ 0.68	2	\$ 0.68	\$ 2,962.08
	Cape Seal (15 year cycle)	Once	Sq Yd	43,560	\$ 11.16	1	\$ 11.16	\$ 24,306.48
	2.0" Overlay (20 year cycle)	Once	Sq Yd	43,560	\$ 33.42	1	\$ 33.42	\$ 72,788.76
	Total							\$ 209,657.43
	10% Reserve Fund (Repairs)			10%				\$ 20,965.74
	Grand Total							\$ 230,623.17
	Number of Lots							306
	Annual Per Lot Assessment							\$ 753.67

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 25-09  
Belissa  
Fiscal Year 2026/27

Annual Cost Increase

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{year “n” assessment} = (\$230,623.17) (1.05)^{(n-1)}$$

where “n” equals the age of the assessment district with year one (1) being the year that the assessment district was formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years’ deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year’s assessment.

The reserve fund shall be replenished as necessary to maintain a level of 10% of the estimated maintenance cost so long as the annual assessment change does not exceed the limits identified above.

Example 1) The year four estimated costs are \$251,379.26 [a 9% increase over the base year assessment of \$230,623.17]. The ceiling on the assessment increase for year four would be \$266,975.15 [ceiling =  $(\$230,623.17) (1.05)^{(4-1)}$ ]. The assessment would be set at \$251,379.26 or the actual cost of providing the maintenance effort.

Example 2) The year four assessment is estimated at the actual cost of providing the maintenance effort of \$260,604.18 [a 7% increase over the previous year assessment and a 13.0% increase over the base year assessment]. The ceiling on the assessment increase for year four would be \$266,975.15 [ceiling =  $(\$230,623.17) (1.05)^{(4-1)}$ ]. The assessment would be set at \$260,604.18 or the actual cost of providing the maintenance effort because it is less than the ceiling amount and the year-to-year increase is less than the 10% cap on increases in any given year.

Example 3) The year four assessment is \$251,379.26 [a 9% increase over the base year assessment of \$230,623.17] and damage occurred to the masonry wall raising the year five assessment to \$306,682.69 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$276,517.18, a 10% increase over the previous year and under the ceiling of \$280,323.90 [ceiling =  $(\$230,623.17) (1.05)^{(5-1)}$ ]. The difference of \$30,165.51 will be recognized as a deficit and carried over into future years’ assessment.

City Engineer Certification

I hereby certify that this report was prepared under my supervision and this report is based on information obtained from the improvement plans of the subject development.

---

Christopher Crawford  
City Engineer

Date





# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

**File #:** 25-0536

**Agenda Date:** 12/2/2025

**Agenda #:** 4.

### **Agenda Item Wording:**

**NEOGOV Software Agreement** - Authorize the City Manager to enter into a three-year sole source contract to renew the software license with NEOGOV and consolidate the contract for a three-year term for an amount not to exceed \$246,924.47.

### **Prepared by:** Administrative Services Human Resources Division

Ashley Cook, Human Resources Analyst, 713-4318, [Ashley.Cook@visalia.gov](mailto:Ashley.Cook@visalia.gov)

Amy Powell, Human Resources Manager, 713-4417, [Amy.Powell@visalia.gov](mailto:Amy.Powell@visalia.gov)

Shonna Oneal, Administrative Services Director, 713-4053, [Shonna.Oneal@visalia.gov](mailto:Shonna.Oneal@visalia.gov)

**Department Recommendation:** It is recommended that the Visalia City Council authorize the City Manager to enter into a three-year sole source contract including the prorated alignment period to renew the software license with NEOGOV and consolidate the contract for a three-year term for amount not to exceed \$246,924.47. This will ensure continuity of critical human resources operations, streamline administrative processes, and maintain efficient management of recruitment and onboarding functions.

### **Background Discussion:**

NEOGOV is essential software that is integrated with the City's applicant tracking system, GovernmentJobs.com. The City has contracted with NEOGOV since 2006, and the platform is critical to the Human Resources Division's daily operations. NEOGOV supports the full recruitment and onboarding lifecycle serving as the system through which applications are received, candidates are preboarded, and new hires are onboarded. Discontinuation of NEOGOV services would leave the City without a viable method for managing recruitment, hiring, and onboarding functions.

The City currently has two contracts in place for the various NEOGOV modules:

- (C23037) For Single Sign On, Onboard, Candidate Messaging, and Insight modules expiring 1/5/2026.
- (C24005) For EForms, Position & Employee Imports modules expiring 7/31/2026.

These modules were implemented at different points in time, resulting in staggered renewal dates and multiple invoices throughout the fiscal year.

NEOGOV has provided an updated three-year proposal that consolidates all existing modules into a single agreement with aligned renewal dates. To facilitate this transition, NEOGOV will prorate the current contract terms so that all modules align under one renewal date prior to the start of the new three-year term.

The consolidation of contracts will improve administrative efficiency, simplify vendor management, and support more accurate financial planning by aligning renewal cycles and reducing the number of annual invoices.

**Fiscal Impact:** The initial year will include a prorated payment to align existing module terms under the new consolidated contract schedule. Funds for this prorated amount are currently budgeted in the Human Resources division operating budget 1125-55520. Thereafter, the City will be invoiced annually under a single three-year agreement, as detailed in the attached NEOGOV quote. These costs will be included in future budgets.

**Prior Council Action:** N/A

**Recommended Motion (and Alternative Motions if expected):**

I move to authorize the City Manager to enter into a three-year sole source contract including the prorated alignment period to renew the software license with NEOGOV and consolidate the contract for a three-year term for amount not to exceed \$246,924.47.

**Deadline for Action:** 12/2/2025

**Attachments:** NEOGOV Quote-Visalia 3YR.pdf



THIS IS NOT AN INVOICE

Contract Records		Order Details	
<b>Account Number:</b>	A-656159	<b>Order #:</b>	Q-424769
<b>Customer:</b>	Visalia, City of (CA)	<b>Valid Until:</b>	12/7/2025
<b>Effective Employee Count:</b>	700		
<b>Sales Rep:</b>	Salesforce Administrator		

Customer Contact		Shipping Contact	
<b>Billing Contact:</b>	Visalia, City of (CA) Amy Powell	<b>Shipping Contact :</b>	Visalia, City of (CA) Amy Powell
<b>Billing Address:</b>	220 Sante Fe Visalia, CA 93292	<b>Shipping Address:</b>	220 N Sante Fe Visalia, CA 93292
<b>Billing Contact Email:</b>	amy.powell@visalia.city	<b>Shipping Contact Email:</b>	amy.powell@visalia.city
<b>Billing Phone:</b>	559-713-4417	<b>Shipping Phone:</b>	559-713-4417

Payment Terms		Notes:
<b>Payment Term:</b>	Net 60	
<b>PO Number:</b>		

Subscription Service

Pro-rated to 10/23/2026

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Insight Subscription	Recurring	1/6/2026	10/23/2026	700	Employee Based	\$12,222.65
eForms Subscription	Recurring	8/1/2026	10/23/2026	700	Employee Based	\$5,994.41
Position Import Subscription	Recurring	8/1/2026	10/23/2026	700	Employee Based	\$896.34
Employee Import Subscription	Recurring	8/1/2026	10/23/2026	700	Employee Based	\$896.34
Single Sign On Subscription	Recurring	9/22/2026	10/23/2026	700	Employee Based	\$121.29
Onboard Subscription	Recurring	9/22/2026	10/23/2026	700	Employee Based	\$1,579.08
Pro-rated to 10/23/2026 TOTAL:						\$21,710.11

October 2026

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Insight Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$15,291.40
eForms Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$26,098.92

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Position Import Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$3,902.55
Employee Import Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$3,902.55
Single Sign On Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$1,365.68
Onboard Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$17,779.79
Candidate Text Messaging Subscription	Recurring	10/24/2026	10/23/2027	700	Employee Based	\$1,099.29
<b>October 2026 TOTAL:</b>						\$69,440.18

October 2027

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Insight Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$17,508.65
eForms Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$27,664.86
Position Import Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$4,117.19
Employee Import Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$4,117.19
Single Sign On Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$1,440.79
Onboard Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$18,846.58
Candidate Text Messaging Subscription	Recurring	10/24/2027	10/23/2028	700	Employee Based	\$1,203.72
<b>October 2027 TOTAL:</b>						\$74,898.98

October 2028

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Insight Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$20,047.40
eForms Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$29,324.75
Position Import Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$4,343.64
Employee Import Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$4,343.64



Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Single Sign On Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$1,520.03
Onboard Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$19,977.37
Candidate Text Messaging Subscription	Recurring	10/24/2028	10/23/2029	700	Employee Based	\$1,318.07
<b>October 2028 TOTAL:</b>						<b>\$80,874.90</b>

**This price does NOT include any sales tax. Total in USD**

**Additional Terms and Conditions**

**License Terms:** Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

**Payment Terms:** All invoices issued hereunder are **due upon the invoice due date**. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Service Order are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to Governmentjobs.com, Inc., (D/B/A NEOGOV).

**Terms & Conditions:** This Order Form creates a legally binding contract on the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (D/B/A/ NEOGOV), parent company of PowerDMS, Inc., Cuehit, Inc., Ragnasoft LLC (D/B/A/ PlanIT Schedule), and Design PD, LLC (D/B/A Agency360) (collectively, "NEOGOV") and Customer, this Order Form and the services to be furnished pursuant to this Order Form are subject to the terms and conditions set forth here: <https://www.neogov.com/service-specifications>. The Effective Date (as defined in the terms and conditions) shall be the Subscription Start Date.

**Special Condition:**

**Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.**

Accepted and Agreed By: **Visalia, City of (CA)**

Signed By NEOGOV:

Signature:

Signature:

\_\_\_\_\_

\_\_\_\_\_

Printed Name:

Printed Name:

\_\_\_\_\_

\_\_\_\_\_

Title:

Title:

\_\_\_\_\_

\_\_\_\_\_

Date:

Date:

\_\_\_\_\_

\_\_\_\_\_

**THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL**



# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

---

**File #:** 25-0496

**Agenda Date:** 12/2/2025

**Agenda #:** 1.

---

**Agenda Item Wording:**

**Sanitary Sewer Master Plan Adoption** - Approve and Adopt the Sanitary Sewer System Master Plan.

**Prepared by:**

Katherine Woodhull-Fuget, Associate Engineer, Katherine.Woodhull-Fuget@visalia.gov, (559) 713-4447. Eric Bons, Senior Civil Engineer, Eric.Bons@visalia.gov, (559) 713-4350. Chris Crawford, City Engineer, Chris.Crawford@visalia.gov, (559) 713-4331. Jason Huckleberry, Engineering & Building Director, Jason.Huckleberry@visalia.gov, (559) 713-4495

**Department Recommendation:** Staff recommends that Council approve and adopt the Sanitary Sewer System Master Plan.

**Summary:**

Staff presented on the Sewer Master Plan at Work Session on November 3, 2025 and posted the report on the City website for public comment. After providing 4 weeks for public review, staff have returned to Council for approval and adoption of the Sanitary Sewer Master Plan. Any significant comments received during the review period will be discussed with Council during the regular session presentation.

**Background Discussion:**

The City of Visalia entered into a contract with Carollo Engineers, Inc to update the City's public facility master plan sanitary sewer collection and conduct a nexus study in September 2018.

The main purpose of updating this master plan is to adequately size sewer system facilities for the future growth in accordance with the 2014 General Plan update, also known as the 2030 General Plan. The 2014 General Plan update contains new policies and changes to land use types and land use densities that have a direct impact on the sizing of these facilities. The current master plan was updated in 1994. This master plan provides necessary guidance to City staff for capital projects planning and to private developers as to the City's requirements for sewer system facilities. Additionally, the master plan will include a nexus study that will provide an equitable distribution of development costs through updated development impacts fees for sanitary sewer collection.

While staff intended to return to Council to present the proposed impact fees in spring 2023, the finalization of the master plan and development of fees has proved more complicated than anticipated. The previous timeline brought to Council in December 2022 incorporated insufficient time for internal review by Engineering and other impacted divisions and did not account for the CEQA process. After further discussion with legal counsel, it was determined that the CEQA process for the master plan must be complete before the impact fees can be considered for adoption.



In 2023, staff issued a Request for Proposals (RFP) for professional environmental services to complete the CEQA process. The professional environmental services contract to complete CEQA was awarded to Dudek in December 2023.

Dudek started working on the CEQA compliance for the sewer master plan in February 2024 but quickly reached the limits of what they could complete without a finalized master plan. The sewer master plan was still in draft form and undergoing revision.

In August of 2024, Public Works staff identified sewer trunkline deficiencies based on field observations that were missing from the draft sewer master plan, leading to additional model review and document revision. After months of work, the sewer master plan was finalized in June of 2025, allowing the CEQA process to resume.

After meeting with Dudek to resume the CEQA process for the sewer master plan, City staff concluded that a simplified CEQA process utilizing a finding of consistency with the current general plan was the appropriate method to complete the environmental process. Given that the primary function of the sewer master plan will be to provide direction to incoming development and provide a basis for the sewer development impact fee, the Planning Division recommended pursuing a CEQA Notice of Exemption based on consistency with the 2030 General Plan. Staff has elected to move forward with the Notice of Exemption approach with the understanding that individual sewer projects recommended by the master plan will need to undergo additional environmental review prior to construction. Given that the sewer projects recommended by the master plan are only preliminary alignments and pipe sizes, many of which will be installed by development, providing detailed environmental review for each project in advance could lead to significant wasted effort.

On November 3, 2025, staff presented the final sewer master plan to Council during Work Session. The final sewer master plan was included as an attachment to the November 3<sup>rd</sup> staff report and made available on the City website for public review and comment.

Staff have now returned to Council for the approval and adoption of the sewer master plan.

Once the sewer master plan is adopted, staff will work with Carollo to resume work on the Wastewater Trunkline (fund 231) portion of the Nexus Study. Nexus Study work will include financial analysis, development of draft impact fees, and meetings with development stakeholders. Staff anticipates returning to Council for impact fee adoption in summer 2026.

### **Fiscal Impact:**

The Sewer Master Plan identifies near and long-term capital improvement projects to serve buildout of the 2030 General Plan Area. It includes proposed project phasing and the estimated cost of each project, as well as whether costs should be considered operational (funded by 431 Wastewater Operations) or development-related (funded by 231 Wastewater Trunkline). Projects were identified in five phases:

	Timeframe	Fund 431 Estimated Cost	Fund 231 Estimated Cost
--	-----------	-------------------------	-------------------------

Phase 1	2026-2030	\$ 9,054,000	\$ 17,749,000
Phase 2	2031-2035	\$ 155,000	\$ 16,147,000
Phase 3	2036-2040	\$ 155,000	\$ 26,001,000
Phase 4	2041-2045	\$ 155,000	\$ 23,582,000
Phase 5	2046-Beyond	\$ -	\$ 152,315,000
	<b>Total</b>	<b>\$ 9,519,000</b>	<b>\$ 235,794,000</b>

Staff intend to incorporate the Fund 231 Wastewater Trunkline estimated costs of projects in phases 1 through 4 (total cost approximately \$83.5 million) into the Nexus Study and the update to the 231 Wastewater Trunkline Impact Fee. Fund 431 Wastewater Operations estimated costs of projects will be incorporated into the ongoing wastewater rate study.

#### **Prior Council Action:**

November 3, 2025 - Council received a presentation on the update to the Sanitary Sewer Master Plan.

June 16, 2025 - Council authorized Storm Amendment 3 with Carollo Engineers, Inc. in the amount of \$115,700 for additional storm master plan services and authorize the appropriation of \$103,000 from fund 222 (Storm Sewer Deficiency).

February 18, 2025 - Council authorized Carollo Engineers, Inc. Sewer Amendment 1 in the amount of \$238,900 for additional nexus study services, authorized the transfer of \$150,000 from CP0728 Wastewater Rate Study to CP0015 Sewer Master Plan and Nexus Study, and authorized the appropriation of \$24,000 from Fund 231 Wastewater Trunkline, \$4,000 from Fund 431 Wastewater Operations, and \$91,000 from Fund 232 Treatment Plant Expansion to CP0015.

August 19, 2024 - Council approved and adopted the Master Plan for the Water Reclamation Facility.

June 17, 2024 - Council received a report and presentation on the Final Master Plan for the Water Reclamation Facility.

February 20, 2024 - Council received a report and presentation on the Condition Assessment, Facility Plan, and Master Plan Update for the Water Reclamation Facility.

December 18, 2023 - Council authorized contract award to Dudek for the preparation of the Storm and Sewer Master Plan Environmental Impact Reports in the amount of \$654,085 and the appropriation of \$365,000 from Fund 231, \$247,000 from Fund 221, \$166,000 from Fund 222, and \$3,000 from Fund 481.

April 3, 2023 - Council authorized award of an emergency contract to Carollo Engineers, Inc. in the



amount of \$515,400 for the Condition Assessment, Facility Plan, and Master Plan Update for the Water Reclamation Facility and the appropriation of \$550,000 from Fund 431.

December 19, 2022 - Council received a presentation on the Status of the Storm and Sewer Master Plan Updates and Introduction to the Nexus Study.

December 5, 2022 - Council authorized Carollo Engineers, Inc. Contract Amendment #2 for the Update to the Stormwater Master Plan in the amount of \$97,070 and the appropriation of \$100,000 from the Storm Sewer Construction Fund (221) to CP9067.

August 16, 2021 - Council authorized Carollo Engineers, Inc. Contract Amendment #1 for the Update to the Stormwater Master Plan in the amount of \$132,543 and the appropriation of \$140,000 from Storm Sewer Construction Fund (221) to CP9067.

September 4, 2018 - Council authorized the City Manager to execute an agreement for RFP 17-18-29 to Update the City's Public Facility Master Plans for Storm Water and Sanitary Sewer Collection with Carollo Engineers, Inc. in the amounts of \$326,700 (CP9067) and \$279,200 (CP0015), authorized the appropriation of \$155,285 from Fund 221 to CP9067, and authorized the appropriation of \$12,000 from Fund 231 to CP0015.

June 6, 2016 - Work session to review key topics related to the City's sewer system and storm water master plans and receive Council feedback for incorporation into the scope of work and authorize the advertising of a Request for Proposals (RFP) to update these master plans.

**Alternatives:** None

**Recommended Motion (and Alternative Motions if expected):**

I move to approve and adopt the Sanitary Sewer System Master Plan.

**Environmental Assessment Status:** NEPA Environmental Assessment does not apply to this project.

**CEQA Review:** City staff will complete a categorical exemption for consistency with the 2030 General Plan for the Sewer Master Plan. The Notice of Exemption will be recorded within five days of Council adoption of the Sewer Master Plan.

**Deadline for Action:** 12/2/2025

**Attachments:**

1. The Sanitary Sewer Master Plan Final Report is available [here](https://www.visalia.city/civicax/filebank/blobdload.aspx?blobid=58949) [<https://www.visalia.city/civicax/filebank/blobdload.aspx?blobid=58949>](https://www.visalia.city/civicax/filebank/blobdload.aspx?blobid=58949).

If you are unable to view the link, please note that the full report can also be viewed in the November 3, 2025 Council Packet.



# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

**File #:** 25-0520

**Agenda Date:** 12/2/2025

**Agenda #:** 2.

### Agenda Item Wording:

**Ordinance Adoption** - Public hearing and first reading of an Ordinance to adopt Zoning Text Amendment No. 2025-04: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), as to implement Program 2.7 for Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 for Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element. The regulations will apply Citywide to properties within the city limits of the City of Visalia.

### Prepared by:

Brandon Smith, Principal Planner, [brandon.smith@visalia.gov](mailto:brandon.smith@visalia.gov), (559) 713-4636;

Paul Bernal, Planning and Community Preservation Director, [paul.bernal@visalia.gov](mailto:paul.bernal@visalia.gov), (559) 713-4025

### Department Recommendation:

Staff recommends that the City Council hold a public hearing and introduce the first reading of Ordinance No. 2025-15, to amend portions of Municipal Code, primarily Title 17 (Zoning Ordinance), as to implement Program 2.7 for Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 for Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element. The proposed Ordinance incorporates a revision to the proposed Emergency Shelters Overlay Zone, per the motion made and approved by the Planning Commission, wherein the Overlay Zone shall include vacant sites within the C-MU zone district that are located Citywide rather than being restricted to sites located south of State Highway 198, as originally recommended by Planning staff.

### Executive Summary:

Zoning Text Amendment (ZTA) No. 2025-04 is a city-initiated request to implement Zoning Ordinance text amendments that stem from the adoption of the 6<sup>th</sup> cycle 2023-2031 Housing Element Update. The Housing Element was adopted by the City Council on December 18, 2023, and subsequently found by State Housing and Community Development (HCD) to be in full compliance with state Housing Element law. Following adoption, the Housing Element is implemented through a series of implementation programs. Failure to adopt changes as specified in the Housing Element programs may result in various consequences if the City does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the “builder’s remedy” (Gov. Code, §§ 65585, subds. (j), (l)(1), (i); 65589.5, subd. (d)(5)).

The proposed ZTA represents the second series of changes being undertaken to help fulfill the intended outcomes or objectives of the Housing Element (to help remove or overcome constraints to housing development). Specifically, this ZTA responds to aspects of three implementation programs that the Element identified to be completed by 2025. The three implementation programs and the



actions/objectives, as summarized from the Housing Element, are:

**A. Amend residential development standards in the Zoning Ordinance to allow for and promote missing middle-density housing types (Portion of Program 2.7)**

The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (examples may include duplexes, triplexes, courtyard buildings, and townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

**B. Adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites over 10 acres (Portion of Program 3.17)**

To facilitate the development of affordable housing on large RHNA sites (over 10 acres) included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres). The City, by 2025, shall adopt incentives including, but not limited to, expedited approval of lot splits or creation of new parcels; waiving of the public hearing requirement related to parcel maps; waiving of the public hearing requirement related to approval of large multi-family uses (provided the project is affordable by deed-restriction), additional density bonus, lot coverage, or allowable height; and fee waivers, reductions, or deferral.

**C. Allow emergency shelters as a use permitted by right in a zone that is suitable for residential uses in compliance with Assembly Bill 2339 (Portion of Program 5.2)**

To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall amend the Zoning Code to allow emergency shelters by-right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual Point In Time (PIT) count; provide capacity analysis compliant with State law.

All amendments are being proposed as a means for fulfilling the implementation programs described above and thereby complying with the requirements stated in the City's adopted 6<sup>th</sup> cycle Housing Element of the General Plan.

Additional ZTAs to implement remaining implementation programs for more complex updates to the Zoning Ordinance will be implemented roughly each year through 2031 through one or more separate ZTA processes in each year. Each ZTA allows for the code changes to be vetted publicly through the public hearing process.

The entire Housing Element can be accessed at the following link:

[https://www.housevisalia.com/images/docs/VHEGP\\_HE\\_Compliant\\_2024-09-25.pdf](https://www.housevisalia.com/images/docs/VHEGP_HE_Compliant_2024-09-25.pdf)

**Background Discussion:**

The three implementation programs provide the City with flexibility in determining how to fulfill each program's objectives. Each program allows the City to choose the standards or strategies, tailored to

what is best for the City, to achieve the necessary outcome. This approach is different from Zone Text Amendment Nos. 2024-05 and 2025-03, processed in December 2024 and September 2025, which both had more explicit changes to aspects of the Zoning Ordinance that the City had to adopt to be compliant with State law.

Because each of these implementation programs leaves it to the City to decide what form or type of Zoning Ordinance text amendments to pursue, the Planning Division prepared agenda items on these three implementation programs that were discussed at the August 19, 2025 joint meeting of the City Council and Planning Commission (the two agenda items are attached as Attachments 2 and 3). Where feasible, staff has considered the comments and direction given at this joint meeting to prepare the recommended changes that are the basis for this Zone Text Amendment.

As stated above, the City has options in determining how to meet the program objectives, but must move forward with implementation. The City must demonstrate that it is diligently pursuing and meeting the timeframes for completing individual programs in the Housing Element, or face penalties if the state determines that the City is not making changes to bring its Ordinance into compliance with State law. This includes the risk of having the City's Housing Element fall out of compliance and losing the ability for future housing grant opportunities.

### **Project Analysis:**

#### **A. Amend residential development standards in the Zoning Ordinance to allow for and promote missing middle-density housing types (Portion of Program 2.7)**

Program 2.7 directs the City to conduct an evaluation of existing development standards in the Zoning Ordinance to identify potential constraints and potential incentives towards development of "missing middle housing". Missing middle housing is characterized by a range of low to medium density range housing types located within residential neighborhoods and providing a more affordable alternative to the local workforce.

Housing types may include duplexes, triplexes, townhomes, and cottage homes; however, the density and composition of missing middle housing can vary based on the setting of the community. Housing in a more urban and/or walkable area of the city could entail multi-unit and multi-story structures. Conversely, housing in existing single-family neighborhoods could entail smaller detached dwelling units or duplexes developed in a manner that maintains the neighborhood's existing character. The latter example has to an extent been sanctioned in California through accessory dwelling units (ADUs), Senate Bill (SB) 9 ministerial duplexes, and SB 9 ministerial lot splits. Visalia already has a track record of approving units through SB 9 and updating its ADU ordinance to be compatible with State law.

#### **Recommendation Based on Joint Meeting Discussion**

For the purpose of meeting the Housing Element's prescribed timeframe of adopting revised standards by 2025, staff is pursuing amendments to the Zoning Ordinance that support and further streamline the types of units allowed in Visalia's Residential (i.e., R-1-5, R-M-2 and R-M-3) and Mixed Use (i.e., D-MU and C-MU) zones, which already include ADUs, duplexes, small lots, and townhomes. Seven specific suggestions to change the Municipal Code were introduced and described at the joint meeting held on August 19, 2025, where members of the City Council and Planning Commission individually indicated their view toward each suggestion (see Attachment 2 for the staff report from this meeting). Based on the outcome of that discussion, five of the seven suggestions are being carried forward as recommendations in this Zoning Text Amendment.



Ongoing Study of Missing Middle Concepts on Infill Parcels

It must be noted that also on August 19, 2025, the City Council and Planning Commission were presented with concepts where the City could expand its range of building types and allow for a greater mix of dwelling units and sizes in two types of areas:

1. Areas more walkable and within close proximity to locally serving retail and transportation, and having a Single-Family Residential or Downtown Mixed Use zone and traditional lot sizes.
2. Infill areas with undeveloped or underdeveloped lots, that have a Single-Family Residential zone with 5,000 sq. ft. minimum lot size but being larger sized (e.g., above 20,000 sq. ft.).

Of these options presented, members of the Council and Commission provided comments that desired a preference toward pursuing infill properties, particularly in the Tier I Urban Development Boundary, and providing tools, discounts, and incentives to develop on these sites. These comments have given staff the means to look deeper into coming up with specific opportunities and amendments that can be applied towards these properties. Such changes would require a greater amount of time to study and should not be rushed to meet the 2025 timeframe. Rather, staff plans to pursue this aspect of Missing Middle Housing independently from this currently proposed Zoning Ordinance code changes and incorporate a greater level of engagement with property owners and developers before returning to the Council and Commission for further review of potential infill property development incentives.

Staff Recommended Proposals for Missing-Middle Density Housing Types

The suggested amendments below would be in keeping with the language of Housing Element Program 2.7, which states *“the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios”*.

The following suggestions are crafted for and fit directly into Visalia’s Zoning Ordinance. The objectives of these ideas are:

- To provide more clarity on allowed unit types and the development standards within the R-1-5 residential zone.
- To further streamline the approval process of residential entitlements on more routine actions in the Residential and Mixed Use zones, when it can be found that there are no land use compatibility issues.
- To provide more options for units to meet setback requirements in the Residential zones, particularly on lots that are constrained by lot depth.

Where potential changes to the City’s Municipal Code are shown, new/additions to text is specified by underline & italics while deletions are specified by ~~strikeout~~.

1. **Rename the “Single-family residential zone - 5,000 square foot minimum site area” (abbreviated as R-1-5) to the “Single-family residential zone” (abbreviated as R-1).**

**Clean up language in the R-1 Zone regulations to clearly state that lots under 5,000 square foot site area are permitted.**

The literal name of the R-1-5 zone implies that all lots shall have a minimum lot size of 5,000 square feet; however, the R-1-5 zone clearly allows for lots below 5,000 square feet as well. Zoning Ordinance Section 17.12.135 allows for single-family residences without a minimum lot

size. The City has seen many examples of this type of development, often in the form of planned unit developments. All development within the R-1-5 zone must comply with General Plan Policy LU-P-55, which allows for development at 2 to 10 dwelling units per gross acre in the zone.

Removing the “-5” lot size qualifier from the R-1-5 zone name will help provide a clearer message that single-family residential or low density residential development meeting the density range (2 to 10 units per acres) is allowed in the zone.

The recommendation would change the R-1-5 zone name to R-1. This change alone would create a conflict with Zoning Ordinance Section 17.06.010(B), which currently says the three Single-family Residential zones (R-1-5, R-1-12.5 and R-1-20) are collectively identified as Single-family Residential zones and abbreviated as R-1 throughout the Zoning Ordinance. To overcome this conflict, the recommendation would further change Section 17.06.010(B) to read that the three Residential zones will be collectively abbreviated as “R-S” throughout the Zoning Ordinance. This follows the same protocol as Section 17.06.010(C), where the two Multi-family Residential zones (R-M-2 and R-M-3) are collectively abbreviated as R-M throughout the Zoning Ordinance.

The zone names R-1-12.5 and R-1-20, which respectively require lot sizes with a minimum of 12,500 and 20,000 square feet, would remain unchanged.

It should further be noted that the changes affect the naming of the zones only and do not change the zoning designations on any property in the City.

**Staff recommendation:** Staff recommends text amendments to replace the zone name from R-1-5 to R-1, with amendments that further clarify the allowed lot sizes and the requirements for obtaining those lot sizes, and changing the abbreviated R-1 reference for all three single-family residential zones to be referred collectively as R-S.

**Recommended Changes to Zoning Ordinance:** Changes would be made to Sections 17.06.010, 17.12.020, 17.12.040, 17.12.050, 17.12.080, 17.12.090, and any other section in the Municipal Code containing a reference to either R-1-5 or the collective abbreviation of R-1.

## **2. Work to remove Planned Unit Development / Conditional Use Permit requirements for simple lot splits.**

Over the past several years, the Planning Division has processed an ample number of tentative parcel maps for oversized residential properties, splitting the property between two (2) and four (4) parcels. Lot splits that include the creation of an access easement require a Planned Unit Development (PUD), processed as a conditional use permit entitlement. In cases where a PUD is only needed to establish an easement and not to create common lots or to request a deviation from setbacks, or creation of private streets, the PUD process may be seen as an unnecessary additional entitlement which adds cost and processing but has no other practical application for development standard deviations.

This code amendment would waive the PUD requirement for lot splits that result in the creation of parcels without public street frontage (i.e. landlocked parcels) and require no more than the establishment of an access easement for vehicular or pedestrian purposes. The access easement would be allowed in lieu of meeting the R-1-5 zoning designation requirement of a minimum 40-foot public street frontage requirement.

**Staff recommendation:** Staff recommends text amendments stating that Planned Developments are not necessary to accompany a tentative parcel map if certain development criteria are met, as



defined in new Section 17.26.090.

**Recommended Changes to Zoning Ordinance:** Changes would be made to Sections 17.12.040, 17.26.050, and 17.26.090.

3. **Reduce the Single-Family Residential Zone's 25-foot rear yard setback requirement, or apply a reduced rear yard setback for lots located on the interior of a subdivision (i.e. not on the perimeter adjacent to existing developments).**

Note: The City Council and Planning Commission did not provide consistent favor on this suggestion as initially presented and recommended obtaining more input on this suggestion before proceeding.

**Staff recommendation:** Staff will continue to study this concept as part of its ongoing study of Missing Middle concepts. No action is recommended by staff.

4. **Remove the Conditional Use Permit requirement for Multi-Family Residential development of less than two acres in site area.**

The City of Visalia's R-M zones allow multi-family dwellings as a use permitted by right, currently up to 80 units per site. While sites may be developed with multi-family dwellings, the City's development standards for the R-M zones state that the division of any R-M zoned property less than two acres shall be approved as a part of a conditional use permit.

**Staff recommendation:** This change was already incorporated into Zone Text Amendment No. 2025-03, as part of the Municipal Code Update to reduce the minimum site area associated with sites in the R-M and Commercial zones. This change was presented to Planning Commission on September 22, 2025, and approved by City Council on October 20, 2025. Thus, no further action is needed.

5. **Remove the Multi-Family Residential Zone's development standard for a minimum 10-foot side yard that provides access to more than one dwelling unit.**

Visalia's setback requirement for side yards in the multi-family residential zone is 5 feet, per Zoning Ordinance Section 17.16.080. The following excerpt (Subsection B) of this regulation requires a larger side yard (minimum 10 feet) in circumstances as follows:

*B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.*

This subsection is intended to apply when a side yard contains a pedestrian walkway that leads to and provides direct access to two or more dwelling units located within the site.

The Planning Division has found that this subsection tends to be overlooked when staff reviews multi-family residential developments. While the subsection is intended to provide a wider, and thus more appealing entry within the site, it can conversely be seen as unutilized space that serves no purpose for requiring a greater setback, especially on smaller tract lots in older parts of the City.

**Staff recommendation:** Staff recommends a text amendment to remove the 10-foot setback requirement for side yards that provide access to more than one dwelling unit, thereby placing a 5-foot side yard setback for all multi-family residential uses.

**Recommended Changes to Zoning Ordinance:** Changes would be made to Section 17.16.080.

6. **Consider reducing parking space requirements for residential uses meeting certain criteria.**

Note: The City Council and Planning Commission did not provide consistent favor on this suggestion as initially presented and recommended obtaining more input on this suggestion before proceeding.

**Staff recommendation:** Staff will continue to study this concept as part of its ongoing study of Missing Middle concepts. No action is recommended by staff.

**7. In Mixed Use Zones (D-MU and C-MU), remove Conditional Use Permit requirement when adding units to a site with established housing units.**

The Zoning Ordinance currently allows new or expansion of residential uses as a conditionally allowed use in all the City's commercial, office, and industrial ones, including the Downtown Mixed Use (D-MU) and Commercial Mixed Use (C-MU) zones. In 2022, in response to a Housing Element program to find creative ways to allow residential uses as permitted by-right in these zones, a Zoning Text Amendment was approved to allow residential units as a "mixed use" in an existing building containing one or more commercial or office uses.

In the past 10 years, City staff has processed two Conditional Use Permits which have added a new residential unit to a property in the D-MU zone with existing legally established units. The locations of these CUPs were at 117 E. Main Street and 405 N. West Street. The requests were approved by Planning Commission without concern or protest.

In response to these recent requests, and in response to the General Plan and Zoning Ordinance that encourage a mix of commercial, service, office, and residential land uses, staff recommends expanding the ability for sites with pre-established residential uses to add to the number of dwelling units on the site as a use permitted by-right, rather than with a CUP. The basis for removing the discretionary component is that there would be no new land uses being introduced to these sites with pre-established residential uses, and thus surrounding land uses are already conditioned to have existing residential uses. The by-right use would be subject to maintaining the General Plan's density range requirements.

**Staff recommendation:** Staff recommends a text amendment to the Zones Use Table, adding a new line item for "Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards", and permitting the use by right in the D-MU and C-MU zones.

**Recommended Changes to Zoning Ordinance:** Changes would be made to Section 17.25.030.

**B. Adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites over 10 acres (Portion of Program 3.17)**

The State has established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. Although it is possible and has been demonstrated by Visalia that parcels over 10 acres can be developed with lower-income households, housing developers may still face challenges on such sites such as an uncertain outcome of a tentative map that is subject to Planning Commission or uncertainty in receiving financing on a project based on the necessity of a public hearing. In Visalia's current Regional Housing Needs Assessment (RHNA) Sites Inventory, there are thirteen sites over 10 acres in size that contain a multi-family zoning designation (R-M-2 and/or R-M-3). Of those sites, ten sites are assigned Low and/or Moderate Income Level unit requirements.

In response to "large sites" over 10 acres, Housing Element Implementation Program 3.17 commits the City to take measures to facilitate and remove constraints toward parceling these sites to

appropriate sizes (0.5 and 10 acres). The Program directs the City, by 2025, to adopt incentives to encourage the development of large RHNA sites potentially including, but not limited to:

- Expedited approval of lot splits or creation of new parcels.
- Waiving of the public hearing requirement related to parcel maps.
- Waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction)
- Additional density bonus, lot coverage, or allowable height.
- Fee waivers, reductions, or deferral.

On August 19, 2025, the City Council and Planning Commission were presented with this program and the above list of possible incentives. Staff's recommendation from the above list of incentives was to prepare a Text Amendment waiving the public hearing requirement (i.e. allow ministerial processing) for parcel maps that propose dividing large (i.e. minimum 10 acre) sites into smaller parcels (minimum 0.5 acres). Parcel maps would be eligible for ministerial processing if they were to contain an R-M-2 or R-M-3 zoning designation or if they have a RHNA site inventory unit requirement for Lower or Moderate Income Level. This type of request would be like the SB 9 urban lot split process that the State has enacted ministerial approvals for, and which the City of Visalia has developed a track record for approving.

Based on comments received from the joint meeting on August 19, 2025, which reflected a desire to maintain transparency by holding public hearings where feasible for sites with a multi-family residential designation, staff is recommending that a Tentative Parcel Map entitlement be waived for sites over 10 acres in size and with a specific RHNA site inventory unit requirement for Lower or Moderate Income Level or which contain an R-M-2 and/or R-M-3 zoning. A Conditional Use Permit would still be required for any individual parcel which develops above 80 units (per the current Zoning Ordinance threshold for conditional uses in the R-M zone).

**Staff Recommendation:** For the purpose of choosing only selected sites / parcels to waive the public hearing requirement for parcel maps, the Zone Text Amendment will add a new overlay district entitled Large Housing Element Sites (HE) Affordable Housing Overlay as an Article and Section to Zoning Ordinance Chapter 17.06, Zone Classifications. The overlay contains a total of only thirteen parcels, as defined by a table in the Ordinance that for each site specifies its location, address if applicable, APN, zoning designation, and size in acres. A map illustrating the thirteen parcels is included as Attachment 4. Please note the "thirteen parcels" are highlighted by a blue border and enumerated per the Map ID number in Attachment 4 as identified below.

The new Section specifies that development which meet two standards - that the parcel map subdivides an existing parcel to create no more than four new parcels, and that all newly created parcels are no smaller than one-half (0.5) acre and no larger than ten (10) acres - shall be approved by obtaining a Site Plan Review Permit. This is the same process used for SB 9 urban lot splits.

**Recommended Changes to Zoning Ordinance:** A new section would be added and entitled Section 17.06.070, Large Housing Element Sites (HE) Affordable Housing Overlay, which contains the table of sites included in the overlay and the criteria for allowing ministerial approval of the map.

**C. Allow emergency shelters as a use permitted by right in a zone that is suitable for residential uses in compliance with Assembly Bill 2339 (Portion of Program 5.2)**



Assembly Bill (AB) 2339, passed in 2022 (see Attachment 7 for full text), places new requirements on the regulation of emergency shelters and requires cities to identify one or more zones allowing residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use permit and that are suitable for residential uses.

The identified zoning designation(s) shall include “sufficient sites” meeting the requirements of having sufficient site capacity, which is assessed based upon the City’s count of persons experiencing homelessness from the most recent point-in-time count.

When defining a zoning designation where emergency shelters are allowed by-right, State law as amended by AB 2339 states that a City shall identify a zone that contains:

- vacant sites zoned for residential use, or
- a zone that contains vacant sites zoned for nonresidential use that allows residential development. This latter option can only be selected if it can demonstrate that the district is located near amenities and services, which may include:
  - health care,
  - transportation,
  - retail,
  - employment, and
  - social services.

Before the passage of AB 2339, the City identified the Light Industrial (I-L) zone as the one zone that allows emergency shelters as a permitted use; however, it is not located near all the amenities and services listed above. Because Visalia’s code does not comply with this new legislation, one or more new zones must be identified.

*Note: The bill also limits the types of standards that shelters shall be subject to, such as maximum number of beds, length of stay, parking, and provisions of security and onsite management. These standards were previously revised to meet the requirements of AB 2339 through Zoning Text Amendment No. 2025-03, recommended for approval by the Planning Commission on September 22, 2025, and approved by the City Council on October 20, 2025.*

At the joint meeting on August 19, 2025, the Planning Division presented an analysis of Zoning and Sufficient Sites Capacity (see Attachment 3 for the staff report from this meeting). The findings of the analysis can be summarized as follows.

- The **Commercial Mixed Use (C-MU)** and **Downtown Mixed Use (D-MU)** zones rank as the best suited zones for providing amenities and services. However, the D-MU zone only scarcely meets the vacant land requirement (2 acres are required; 3 acres are available).
- The **Regional Commercial (C-R)** and **Office Professional / Administrative (O-PA)** zones are the next best suited zones for providing amenities and services. Although these zones do not offer social services or retail, the City could make the case that these zones include a strong presence of all but one of the listed amenities and services, and that all have transportation which can be used to access the balance of the services.
- The following zones would not be suitable: **Neighborhood Commercial, Service Commercial, Office Conversion, Business Research Park, Light Industrial & Industrial,**

**Quasi-Public.**

There was no consensus made among Council and Commission members at the joint meeting regarding the appropriate zone. However, multiple comments were made regarding the undersaturation of shelters and support services south of State Route 198, and that an overlay zone could be considered to capture properties that are south of State Route 198.

**Proposal:** The staff recommendation to comply with AB 2339 is the creation of a new Emergency Shelter overlay district, to be discussed in an amendment to existing Zoning Ordinance Section 17.32.130 pertaining to Emergency Shelters. The amended Section 17.32.130 would specify that in accordance with State law, Government Code Section 65583, the zone where emergency shelters are allowed as a permitted use without a conditional use permit is the Emergency Shelters Overlay Zone.

Together with the amended section, a text amendment to the Zones Use Table (Zoning Ordinance Section 17.25.030) would amend the line item for "Emergency Shelters" to reflect that the use is permitted by-right in the Overlay District portions of the C-MU zone district, and to change the use in the I-L zone district from permitted by-right to requiring a Conditional Use Permit.

Other zone districts that already allow Emergency Shelters with a Conditional Use Permit and are not changing with this ZTA are the Service Commercial zone district, Commercial Mixed Use zone district outside of the proposed Overlay District, and the Quasi-Public zone district.

These amendments are reflected in the proposed Ordinance included as Attachment 1.

**Original Staff Recommendation to Planning Commission:** On the basis of the discussion at the August 19, 2025 meeting, the staff recommendation presented to the Planning Commission was the creation of a new Emergency Shelter overlay district consisting of only vacant sites within the C-MU zone district that are located south of State Route 198. This was reflected in the map shown as Attachment 6. The overlay district would contain approximately 70 parcels, and locations were generally clustered around five locations: Demaree Street & Noble Avenue; Lovers Lane & Noble Avenue; Demaree Street & Caldwell Avenue; Santa Fe Street & Caldwell Avenue; and Mooney Boulevard.

**Final Recommendation by Planning Commission:** The Planning Commission discussed the proposed Overlay District at their November 10, 2025, meeting along with the other the ZTA actions as outlined in this staff report and attached Ordinance. The Planning Commission stated their concerns that limiting the overlay district to sites only on the south side of Visalia could potentially limit the market price of available sites thereby inflating land prices to a higher price, compared to comparable vacant land available on the north side of Visalia. Thus, to present potential developers with more options in sites and in purchase prices, the Commission recommended that sites in the north side of the City should equally be considered as much as sites in the south side of the City.

The signed Planning Commission Resolution therefore incorporates an updated Emergency Shelter overlay district consisting of vacant sites in the C-MU zone spanning throughout the City.

A map of the sites reflecting the Planning Commission's recommendation is included as Attachment 5.

Please note that the map of sites reflecting the Planning Commission's approval does omit certain vacant C-MU zoned sites that were found by staff to be isolated and distant from available amenities and services, and less than one acre in size.

**Fiscal Impact:** None.

**Planning Commission Review and Action:** On November 10, 2024, the Planning Commission voted 5-0 to recommend a modified approval of Zoning Text Amendment No. 2025-04. The modification was to expand the Emergency Shelter overlay district to include sites citywide as discussed further above. There were no public comments given during the Planning Commission hearing.

**Alternatives:**

The City Council may, in lieu of the recommended motion, consider any of the following alternative motions:

1. Introduce the first reading of Ordinance No. 2025-15, with modifications to the Zoning Ordinance Text Amendment, as directed by City Council. This could include but not be limited to the addition or removal of sites within the proposed Emergency Shelter overlay district.
2. Introduce the first reading of Ordinance No. 2025-15, incorporating staff's original recommended Emergency Shelters Overlay Zone that only includes vacant sites within the C-MU zone district that are located south of State Route 198.

**Recommended Motion (and Alternative Motions if expected):**

I move to introduce for first reading Ordinance No. 2025-15 for Zone Text Amendment No. 2025-03.

**Environmental Assessment Status:** The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that the project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed text amendments, which largely pertain to expanding the scope of residential uses and emergency shelters which are already allowed within the city will not have a significant effect on the environment.

**CEQA Review:** A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that the project is exempted from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

**Deadline for Action:** 12/15/2025

The Housing Element Implementation Programs specify that text amendments associated with these programs must be complete by 2025.

**Attachments:**

1. Ordinance No. 2025-15 for Zoning Text Amendment No. 2025-04
2. Staff Report from August 19, 2025 Meeting regarding Missing Middle Housing
3. Staff Report from August 19, 2025 Meeting regarding Emergency Shelters



4. Location Map of Large RHNA Sites over 10 Acres
5. Location Map of Emergency Shelter Overlay District - Planning Commission Recommendation
6. Location Map of Emergency Shelter Overlay District - Original Staff Recommendation
7. Full Text of Assembly Bill 2339

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING ZONING TEXT AMENDMENT NO. 2025-04: A REQUEST BY THE CITY OF VISALIA TO AMEND VISALIA MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE), AS TO IMPLEMENT PROGRAM 2.7 FOR MISSING MIDDLE HOUSING, PROGRAM 3.17 FOR PLANNING FOR LARGE SITES, AND PROGRAM 5.2 FOR EMERGENCY SHELTERS, ALL CONTAINED IN THE CITY OF VISALIA 6TH CYCLE HOUSING ELEMENT, APPLICABLE CITYWIDE IN VISALIA.

**WHEREAS**, as required by California law, the City of Visalia has prepared an update (i.e., 6<sup>th</sup> Cycle Update) to its Housing Element to reflect the current Regional Housing Needs Allocation (RHNA) cycle of 2023-2031; and

**WHEREAS**, one implementation program (i.e. 2.7) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to amend residential development standards in the Visalia Zoning Ordinance to allow for and promote missing middle-density housing types and adopt revised zoning standards related to such housing types; and,

**WHEREAS**, one implementation program (i.e. 3.17) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites (over 10 acres), such as but not limited to waiving of the public hearing requirement related to parcel maps; and,

**WHEREAS**, said amendment pertaining to implementation program 3.17 would result in a new Overlay District entitled Large Housing Element Sites (HE) Affordable Housing Overlay as a new Section 17.06.070 to Chapter 17.06, Zone Classifications, and the certain sites to be contained in the Overlay District will be subject to the approval of certain types of tentative parcel maps as a ministerial approval without discretionary action, applicable to thirteen properties; and,

**WHEREAS**, one implementation program (i.e. 5.2) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt a text amendment to the Visalia Zoning Ordinance to allow emergency shelters in compliance with Assembly Bill 2339, including but not limited to allowing emergency shelters by right with appropriate development standards in a zone that is suitable for residential uses as a permitted use without a conditional use or other discretionary permit, and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on November 10, 2025; and,

**WHEREAS**, the Planning Commission of the City of Visalia considered the Zone Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the

City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing, and recommended that the City Council approve Zone Text Amendment No. 2025-04 as modified by the Planning Commission; and,

**WHEREAS**, the City Council of the City of Visalia, after duly published notice, held a public hearing before said City Council on December 2, 2025, and introduced said Ordinance for first reading on that date; and,

**WHEREAS**, the City Council finds that the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (common sense exemption), as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15061(b)(3).

**BE IT FURTHER RESOLVED** that the City Council approves this reading of an Ordinance to approve Zone Text Amendment No. 2025-04 based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is consistent with the intent of the General Plan, Housing Element, and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, as described in the following Housing Element Policies:

**Housing Element Policy 2.7** - The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

**Housing Element Policy 3.17** - The City shall allow for further subdivision or development of specific plans for sites larger than 10 acres that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites, with priority given to sites in higher resource areas.



To facilitate the development affordable housing on large sites included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres), provide expedited ministerial approval of lot splits or creation of new parcels, apply development standards to promote affordability and remove constraints to achieving maximum density, and waive, reduce, or defer fees associated with subdivision.

**Housing Element Policy 5.2** - To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:

- Amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law.
2. That the waiving of the public hearing requirement related to the processing of parcel maps on certain housing sites identified in the current 6<sup>th</sup>-cycle Housing Element that are inventoried to meet moderate and lower income capacity assumptions will encourage the development of these sites. As stated in the Housing Element, the State Housing and Community Development Department established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres, and this action would assist affordable housing developers that may be unable to finance the scale of a project necessitated by parcels greater than 10 acres.
  3. That the Zone Text Amendment will not have a negative impact on the City's housing stock, as the amendments will aid the development of sites listed on the City's sites inventory list for Visalia's Regional Housing Needs Allocation.
  4. That the Zone Text Amendment as it relates to missing middle-density housing types will further support the development of housing types within density ranges that are consistent to those specified in the General Plan Land Use Element for the Residential Low Density, Residential Medium Density, Residential High Density, Downtown Mixed Use, and Commercial Mixed Use land use designations.
  5. That the Zone Text Amendment is consistent, where applicable, with portions of State law, including but not limited to Government Code Section 65000 et. seq.
  6. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption) as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

**NOW, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA,** that Zoning Text Amendment No. 2025-04, is approved, as contained in Exhibits "A", "B", and "C" of this Ordinance, in accordance with the terms of this resolution and under the provisions of Section 17.44.090 of the Ordinance Code of the City of Visalia.

PASSED AND ADOPTED:

BRETT TAYLOR, MAYOR

ATTEST:

\_\_\_\_\_

LESLIE CAVIGLIA, CITY CLERK

APPROVED BY CITY ATTORNEY

\_\_\_\_\_

STATE OF CALIFORNIA)

COUNTY OF TULARE ) ss.

CITY OF VISALIA )

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Ordinance 2025-15 passed and adopted by the Council of the City of Visalia at a regular meeting held on December \_\_, 2025, and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated: December \_\_, 2025

LESLIE CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

**Ordinance No. 2025-15**

**Exhibit “A”**

**Pertaining to Implementation of Program No. 3.17**

**Section 1.** Chapter 17.06, Zone Classifications, of the Visalia Zoning Ordinance, is hereby amended to add a new Article and Section to be entitled Section 17.06.070, “Large Housing Element Sites (HE) Affordable Housing Overlay”, to read as follows, as specified by italics & underline for additions:

**Title 17 ZONING**

**Chapter 17.06, Zone Classifications**

**Article 1. General**

**17.06.010 Establishment of zone names.**

**17.06.020 Establishment of zones by map.**

**17.06.030 Division of the zoning map.**

**17.06.040 Uncertainty of zone boundaries.**

**17.06.050 Boundary changes because of annexation or right-of-way abandonment.**

**~~17.06.060 Designated Housing Element Sites (HE) Overlay~~**

**Article 2. Overlay Zones**

**17.06.060 Designated Housing Element Sites (HE) Overlay**

**17.06.070 Large Housing Element Sites (HE) Affordable Housing Overlay**

A. Purpose. The purpose of the Large Housing Element Sites (HE) Affordable Housing overlay district is to establish a waiver of the tentative parcel map and the associated hearing requirements before the city Planning Commission for certain properties that are in excess of ten (10) acres in size and are listed on the Regional Housing Needs Allocation sites inventory of the City’s Housing Element with a designation for moderate or lower income housing pursuant to California Housing Law or having a zone designation of R-M-2 or R-M-3.



*B. Designation of HE Affordable Housing Overlay Sites. The HE Affordable Housing Overlay is applied to the following parcels, as identified in the Year 2023-2031 (6<sup>th</sup> Cycle) Housing Element as potential sites for lower income housing.*

**Sites larger than 10 acres with Lower and Moderate Income Capacity and R-M-2 / R-M-3 Zoning**

<u>Map ID</u>	<u>Location</u>	<u>APN</u>	<u>Zoning</u>	<u>Acres</u>
44	Riverway Ave & Linwood St	077-060-024	R-1-5, R-M-2	72.49
51	Lovers Lane & Packwood Creek	101-050-041	O-PA, QP, R-1-5, R-M-2	35.06
70	E Houston Ave & N Irma St	098-050-005	QP, R-M-2	11.01
76	2639 E Noble Ave	100-080-003	C-MU, R-M-2	13.45
77	Ivanhoe Dr & Comstock St	103-020-068	R-1-5, R-M-2	12.10
97	Visalia Pkwy & Woodland St	121-440-002	QP, R-M-2, R-M-3	23.02
100	Cameron Ave & Vintage St	122-340-002	C-R	18.63
107	1818 E Goshen Ave	098-050-002	C-N, R-M-2, R-M-3	11.36
108	E Douglas Ave & N O'Malley St	098-050-003	R-M-2, R-M-3	11.35
116	1641 E Tulare Ave	100-390-002	R-1-5, R-M-3	10.16
118	E Caldwell Ave & S Santa Fe St	123-220-044	C-MU, R-M-3	12.38
123	Cameron & Stonebrook	122-340-001	R-M-3	10.43
125	Riggin & Roeben	077-100-100	R-M-3	29.31

*C. Ministerial approval of parcel map.*

*1. Ministerial approval. A parcel map is eligible for ministerial review if the parcel is for any parcel in the HE Affordable Housing Overlay or for any portion of a parcel in the HE Affordable Housing Overlay that was previously subdivided and the parcel meets the performance standards under subsection (B) of Section 17.06.070. No tentative parcel map shall be required.*

*2. Advisory agency. For parcels maps that are ministerially reviewed under this Article, the Site Plan Review Staff shall be the advisory agency referred to in Article 2 of the Subdivision Map Act that is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land. The City Planner and City Engineer shall make a finding in support of approval of a parcel map that the proposed map is consistent with the Municipal Code, the Map Act, and other applicable law with respect to parcel size, zoning, and density.*

*3. Review by Site Plan Review Staff. Review of parcel maps under this Article shall include ministerial review by the Site Plan Review Staff in accordance with subsection (B) of Section 16.28.030.*

4. Final parcel map. Once the Site Plan Review staff declares their intention to allow the project to proceed to filing of a final parcel map, the applicant shall proceed with filing a final parcel map in accordance with Section 16.28.120.

D. Development standards. Notwithstanding any other provision of this article, the Site Plan Review Staff shall ministerially approve a parcel map only if it determines that the parcel map meets all the following requirements.

1. The parcel map subdivides an existing parcel to create no more than four new parcels.

2. All newly created parcels are no smaller than one-half (0.5) acre and no larger than ten (10) acres.

## Ordinance No. 2025-15

### Exhibit "B" Pertaining to Implementation of Program No. 2.7

**Section 1.** City of Visalia Municipal Code is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

#### **10.16.210 Parking commercial vehicles in residential district.**

B. For the purpose of this section the following definitions are defined as follows:

1. A "residence district" shall mean those districts or areas zoned as residential and indicated as such on the city general plan land use and zoning maps, including land use designations of very-low, low, medium and high density residential, and zoning designations of R-1-5, R-1-12.5, R-1-20, R-M-2, and R-M-3.

2. Class A CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

3. Class B CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

C. Notwithstanding the provisions of subsection A. of this section, for those properties with a zoning classification of R-1, R-1-12.5, R-1-20, R-M-2, and R-M-3, which also have a lot size greater than ten thousand (10,000) square feet it is lawful to park or permit to be parked a commercial vehicle requiring a Class A or Class B license on private property if all of the following conditions are met: ...

#### **12.36.050 General standards.**

B. The amount of land required for each type of dwelling unit shall be based on the average number of persons per household for each dwelling unit type which has been estimated by the most recent federal census or a State census taken pursuant to Section 40200 et seq., of the Government Code. The amount of land required for park and recreation facilities for each dwelling unit type are established as follows:

<b>Dwelling Type</b>	<b>Zoning District</b>	<b>Average Persons Per Household</b>	<b>Acres/Dwelling Unit</b>
Single-Family	R-4 <u>S</u>	3.1	.0124
Multiple Family	R-M	2.4	.0096
Mobile Homes		2.4	.0096

#### **15.52.190 Landscaping and screening.**



C. Mobile home parks shall provide solid perimeter screen fencing, a maximum of six feet in height, along all side and rear property lines where the park adjoins a ~~R-A~~, R-4S or R-M district;

**Section 2.** City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

**17.04.030 Definitions.**

"Quasi-public use" means any use that is listed as a conditional use within the R-4S zone.

**17.06.010 Establishment of zone names.**

A. In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, several classes of zones are established to be known as follows:

4. Single-family residential zone – ~~5,000 square foot minimum site area~~, abbreviated as ~~R-1-5~~;

B. The R-1-20, R-1-12.5, and ~~R-1-5~~ zones may be collectively identified as Single-family Residential zones, and abbreviated as R-4S.

**17.08.050 Required conditions.**

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review Staff.

**17.08.130 Fences, walls, and hedges.**

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

**17.10.050 Required conditions.**

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~Committee~~Staff.

#### **17.10.130 Fences, walls, and hedges.**

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

#### **17.12.010 Purpose and intent.**

In the R-4S single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

#### **17.12.015 Applicability.**

The requirements in this chapter shall apply to all property within R-4S zone districts.

#### **17.12.020 Permitted uses.**

In the R-4S single-family residential zones, the following uses shall be permitted by right:

A. One-family dwellings on a lot with the minimum site area as specified in Section 17.12.050, including lots with lot area of between 3,600 and 4,999 square feet if developed in accordance with Sections 17.12.135(A) and (B);

#### **17.12.030 Accessory uses.**

In the R-4S single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions: ...

#### **17.12.040 Conditional uses.**

In the R-4S single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26. A Planned development is required to create lots having less than 3,600 square feet lot area, in accordance with Section 17.12.135(C). A Planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090;

#### 17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1- <del>5</del>	<u>unless developed in accordance with Section 17.12.135.</u> 5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1- <del>5</del>	<u>unless developed in accordance with Section 17.12.135.</u> 50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

#### 17.12.060 Number of dwelling units per site.

In the R-4~~S~~ single-family residential zone, not more than one dwelling unit shall be located on each site, notwithstanding Chapter 17.14 pertaining to accessory dwelling units, and notwithstanding California Government Code Section 65852.21(a) which allows two residential units on a site.

#### 17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1- <del>5</del>	<u>Unless developed in accordance with Section 17.12.135,</u> <del>F</del> fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.



R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

#### **17.12.090 Side yards.**

A. Unless developed in accordance with Section 17.12.135, ~~the~~ the minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

#### **17.12.100 Rear yard.**

In the R-4S single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions: ...

#### **17.12.110 Height of structures.**

In the R-4S single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

#### **17.12.120 Off-street parking.**

In the R-4S single-family residential zone, subject to the provisions of Chapter 17.34.

#### **17.12.130 Fences, walls and hedges.**

In the R-4S single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

#### **17.12.135 Lot area less than 5,000 square feet.**

A. Notwithstanding Section 17.12.050, lots in the R-1-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met: ...

#### **17.14.040 Where Allowed.**

In compliance with California Government Code Section 66314, accessory dwelling units shall be allowed by-right (ministerially permitted) in any zone which allows residential uses. Specifically, the City's Agriculture zone (A), Open Space zone (OS), Single-family residential zones (R-1-5, R-1-12.5, and R-1-20), and Multi-family residential zones (R-M-2 and R-M-3) shall allow accessory dwelling units by-right.

This Section also applies to mixed-use zoning districts which allow residential and zones which allow residential as a conditionally permitted use. Specifically, the City's Commercial zones (C-N, C-R, C-S, C-MU, and D-MU, Office zones (O-PA and O-C), and Industrial zones (BRP, I-L, and I) shall allow accessory dwelling units by-right.

#### **17.14.060 Types of Accessory Dwelling Units.**

An accessory dwelling unit approved under this Chapter may be one of, or a combination of, the following types:

D. Junior Accessory Dwelling Unit. A junior accessory dwelling unit is a unit that meets all the following (see Section 17.14.110 (Standards Applicable to Junior Accessory Dwelling Units) for additional regulations):

1. Shall only be allowed on parcels zoned Single-family Residential (R-1-5, R-1-12.5, or R-1-20) and that include an existing or proposed single-family dwelling.

#### **17.16.040 Conditional uses.**

R. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-4S Zone District.

#### **17.16.100 Height of structures.**

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-4S site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-4S site. Structures specified under Section 17.16.090(B) shall be exempt.

#### **17.16.080 Side yards.**

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

~~B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.~~

#### **17.16.160 Screening.**

All parking areas adjacent to public streets and R-4S sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

#### **17.16.170 Screening fence.**

Where a multiple family site adjoins an R-4S site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

**17.18.060 Development standards in the C-N zone.**

The following development standards shall apply to property located in the C-N zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet (except where a building is located on rear property line);
  - 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.

**17.18.070 Development standards in the C-R zone.**

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: twenty (20) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;



6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: twenty (20) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

#### **17.18.080 Development standards in the C-S zone.**

The following development standards shall apply to property located in the C-S zone:

A. Minimum site area: five thousand (5,000) square feet.

B. Maximum building height: sixty (60) feet.

C. Minimum required yards (building setbacks):

1. Front: ten (10) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: ten (10) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

#### **17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet;
  - 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

**17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.**

The following development standards shall apply to property located in the D-MU and C-MU zone and located inside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: zero (0) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-4S or R-M zone district: zero (0) feet;
  - 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:

1. Front: five (5) feet (except where a building is located on property line);
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-4S or R-M zone district: five (5) feet except where a building is located on side property);
  6. Street side on corner lot: five (5) feet (except where a building is located on property line).
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

#### **17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet. (Ord. 2017-01 (part), 2017)

#### **17.22.060 Development standards in the I-L and I zones.**

A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain



an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:

A. Minimum site area: five (5) acres.

B. Maximum building height: seventy-five (75) feet.

C. Minimum required yards (building setbacks):

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);

2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);

3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;

5. Rear yards abutting an R-4S or R-M zone district: twenty (20) feet;

6. Side: zero (0) feet;

7. Side yards abutting an R-4S or R-M zone district: twenty (20) feet;

8. Side abutting railroad right-of-way: twenty-five (25) feet.

D. Minimum required landscaped yard (setback) areas:

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);

2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);

3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;

5. Rear yards abutting an R-4S or R-M zone district: ten (10) feet;

6. Side: zero (0) feet;

7. Side yards abutting an R-4S or R-M zone district: ten (10) feet;

8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.

2. An eight-foot masonry wall is required along property line where a site abuts an R-4S or R-M zone district.

### 17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

<b>Commercial, Mixed Use, Office, and Industrial Zones Use Matrix</b> P = Use is Permitted by Right      C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	

Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
<u>Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards</u>				P	P						

### 17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

...

B.Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. An application for planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following: ...

**17.26.090 Development standards for tentative parcel maps exempt from a planned development.**

A. Exemption. Notwithstanding any other provision of this chapter, a planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development standards set forth in this section.

B. Development standards. The waiving of a planned development is allowed if the project meets the following development standards:

1. The parcel has a zoning designation of R-S or R-M.

2. The project entails a parcel map that subdivides an existing parcel to create no more than four new parcels.

3. An easement with a minimum width of eighteen (18) feet width is provided for access and utility purposes, which provides access to all parcels within the parcel map. The width of said easement may be split between two parcels as to provide a single access drive originating from two public street fronting parcels.

4. An agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map. The agreement shall include provisions for the upkeep of any common usable open space on the parcel, if applicable.

5. For properties with a zoning designation of R-S:

a. A minimum 20-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.

b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum one thousand two hundred and fifty (1,250) square feet of usable open yard area, not including the access easement, shall be maintained on each parcel.

d. All parcels shall have a minimum lot size of that corresponds to Section 17.12.050, and in no case shall any lot be smaller than five thousand (5,000) square feet.

6. For properties with a zoning designation of R-M:

a. A minimum 15-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.



b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum of five (5) percent of the site shall be maintained as usable open yard area, not including the access easement. The usable open yard areas cumulatively may be for use by an individual unit, or as common open space, or as a combination of both.

d. All parcels shall have a minimum lot size of six thousand (6,000) square feet.

### **17.30.015 Development standards.**

#### **E. Screening and Storage.**

1. Where practical, all roof mounted air conditioners, roof vents, etc. should be screened from view from ground level. Such screening must be of a style and material such that it is an integral part of the building architecture. This would not apply to multiple family development.
2. Where commercial, office, or industrial site adjoins an R-4S or R-M district, a concrete block or masonry wall to a height recommended by the site plan review staff shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.
3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-4S or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review staff, if the site plan review staff finds said use to be unsightly.
4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review staff; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.
5. In all commercial, office, mixed use, and business research park zone districts all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, bus depots and transit stations and electric distribution substations.
6. Where commercial or office uses abut property zoned R-4S, the upper stories of the structure to be occupied with commercial or office uses shall be so designed, or windows screened, to limit visibility onto the R-4S zoned property.

### **17.32.060 Subdivision sales offices.**

In an R-4S or R-M zone, no sales offices of any character shall be permitted in any subdivision except one sales office in a subdivision of not less than five acres located not less than one hundred fifty (150) feet from any existing dwelling outside of the subdivision. Any temporary sales office in a subdivision may be located in a model home on a lot located in the subdivision.

#### **17.32.150 Bed and breakfast facilities.**

D. Development Criteria for Traditional Bed and Breakfast Facilities. Traditional bed and breakfast facilities are permitted, pursuant to a site plan review permit, in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic district when such properties are listed on the local register of historically significant structures. In order for a site plan review permit to be approved, the following development criteria shall be met:

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements, and lot coverage shall apply;
2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement;
3. The owner of the facility shall reside on site;
4. Bed and breakfast facilities shall be subject to all applicable building, fire, health and safety codes;
5. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;
6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

The site plan review staff and/or the planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as all other provisions of this section;

7. One externally lighted sign shall be allowed at the facility. The sign may be either wall mounted or free standing and shall not exceed six square feet in area. A freestanding sign shall not exceed five feet in height. The historic preservation board shall have authority to review and approve, approve with conditions, or deny the location, size, materials and design of any sign proposed in conjunction with a bed and breakfast facility, subject to the above area and height limitations;
8. Bed and breakfast facilities shall be operated by the permanent occupants of the facility. No more than one person not residing at the facility shall be employed in the operation of the facility;
9. In no case shall any bed and breakfast facility be approved on a site on which the dwelling has been the subject of a garage conversion pursuant to the regulations of Chapter 17.32 governing such conversions.

E. Development Criteria for Bed and Breakfast Inns. Bed and breakfast inns are permitted as a conditional use in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic district when such properties are listed on the local register of historically significant structures. In order for a conditional use permit for a bed and breakfast inn to be approved, the following development criteria shall be met:

1. All of the provisions and criteria listed in Section 17.32.150(D) for traditional bed and breakfast facilities, with the exception of subsections (D)(3) and (D)(8) of this section. However, the planning commission may require one or more of these criteria as conditions to be met in specific instances;
2. A bed and breakfast inn facility shall consist of no more than two residential dwellings on a maximum of two adjacent parcels. A facility consisting of more than one dwelling or parcel shall be considered a single facility. Adjacent parcels shall be adjoining contiguous parcels that are not separated by a public right-of-way.
3. The owner of the bed and breakfast inn shall reside at the facility. If more than one person who resides off the facility is employed, one additional off-street parking space for every two such employees shall be provided.

#### **17.32.166 Short-term rental permits.**

B. In addition to all other requirements of this chapter, and notwithstanding any contrary provisions in this Code, short-term rentals are subject to the following operational standards in all R-4S and R-M zones citywide: ...

#### **17.32.260 Applicability.**

The provisions of this article shall apply only to parcels ten thousand (10,000) square feet in area or larger that are located within the R-1-5, R-1-12.5, and R-1-20 zones, or as determined by City Planner subject to criteria set forth in Section 17.02.170.

#### **17.34.030 Standards for off-street parking facilities.**

All off-street parking facilities shall conform with the following standards:

K. In all C-N, C-R, C-S, C-MU, D-MU, O-PA, O-C, and BRP zone districts where a site adjoins or is directly across the street from an R-4S or R-M zone, a concrete block or masonry wall not less than six feet in height shall be located on the property line except in a required front yard, in which case the wall shall be three feet, and suitably maintained.

#### **17.36.010 Purpose.**

The purpose of this chapter is to control location and height of fences as may be required by city laws, rules and regulations to safeguard life or limb, property and public welfare. Fences may be constructed of any generally acceptable material except that



barbed wire and electric charged fences are specifically prohibited in any R-4S or R-M zone.

#### **17.36.030 Single-family residential zones.**

The following standards shall apply to sites within an R-4S zone: ...

#### **17.36.050 Commercial and mixed use zones.**

The following standards shall apply to sites within a C-N, C-R, C-S, C-MU, or D-MU zone:

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-4S or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height, if the city planning commission finds said use to be unsightly. A landscaped buffer can be approved by the planning commission in place of a required wall as an exception.

C. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall not less than six feet in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

#### **17.36.060 Office zones (O-PA, O-C, BRP).**

The following standards shall apply to sites within a O-PA, O-C, or BRP zone:

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-4S or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences

between parcels, which allows fence height to be measured from the higher base elevation.

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

C. Exceptions may be granted in accordance with Chapter 17.42.

### **17.36.070 Industrial zones.**

The following standards shall apply to sites within an I-L or I zone:

A. Where a site within an I-L or I zone adjoins an R-A, R-4S or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staff finds said use to be unsightly.

C. Open storage of materials and equipment shall be permitted only within an area screened by a concrete block or masonry wall not less than six feet in height, which is adjacent to a public street or a residence provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

**Ordinance No. 2025-15**

**Exhibit “C”**

**Pertaining to Implementation of Program No. 5.2**

**Section 1.** City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by *italics & underline* for additions and ~~strikeout~~ for deletions.

**Chapter 17.25 Uses in the Commercial, Mixed Use, Office, and Industrial Zones**

**17.25.030 Commercial, Office, and Industrial Zone Use Table**

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

<b>Commercial, Mixed Use, Office, and Industrial Zones Use Matrix</b>											
<b>P = Use is Permitted by Right</b>						<b>C = Use Requires Conditional Use Permit</b>					
<b>T = Use Requires Temporary Use Permit</b>						<b>Blank = Use is Not Allowed</b>					
<b>USE</b>	<b>Commercial and Mixed Use Zones</b>					<b>Office Zones</b>			<b>Industrial Zones</b>		<b>Special Use Standards (See identified Chapter or Section)</b>
	<b>C-N</b>	<b>C-R</b>	<b>C-S</b>	<b>C-MU</b>	<b>D-MU</b>	<b>O-PA</b>	<b>O-C</b>	<b>BRP</b>	<b>I-L</b>	<b>I</b>	
Emergency Shelters			C	<u>P*</u> <u>C</u>	C				<u>P</u> <u>C</u>		17.32.130 P* Permitted in Overlay District, Section 17.32.130

**Chapter 17.32 Special Provisions**

**17.32.130 Emergency shelters.**

B. Permits.

1. Emergency shelters are allowed as identified in the Zones Use Matrix included in Table 17.25.030. In accordance with State law, Government Code Section 65583, the zone where emergency shelters are allowed as a permitted use without a conditional



use permit is the ~~I-L (Light Industrial) zone~~ Emergency Shelters Overlay Zone, located on certain sites within the C-MU (Commercial Mixed Use) zone district as specified in subsection E of Section 17.32.130.

**E. Emergency Shelters Overlay Zone.**

A. Purpose. The purpose of the Emergency Shelters (ES) overlay district is to establish an overlay district within the Commercial Mixed Use zone district where emergency shelters are permitted by-right in accordance with State law, Government Code Section 65583. The overlay district has been established on certain vacant sites within the C-MU (Commercial Mixed Use) zone district based upon its demonstrated compliance with State law as a nonresidential zoning district that allows for residential development, having sufficient sites with sufficient capacity, wherein the sites are located near amenities and services that include health care, transportation, retail, employment, and social services.

B. Designation of Emergency Shelters (ES) overlay district sites. The Emergency Shelters (ES) overlay district is applied to the following parcels.

<b>APN_NO</b>	<b>Area (Acres)</b>	<b>Specific Location</b>	<b>General Location</b>	<b>ZONING</b>	<b>Hwy 198 Orientation</b>
78120041	5.88	Dinuba & Shannon, SW Corner	Dinuba / Riggin	C-MU	NORTH
78210023	3.98	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78210024	0.60	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78210025	0.41	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78350050	1.96	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78350052	0.46	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78350053	0.47	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78430006	0.43	Mooney & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
90060058	2.06	Dinuba & Ferguson, NW Corner	Dinuba / Riggin	C-MU	NORTH
90060064	4.68	Dinuba & Ferguson, NW Corner	Dinuba / Riggin	C-MU	NORTH
91010053	0.68	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010060	0.76	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010063	0.64	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010064	0.94	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010065	1.46	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91021018	2.28	Dinuba & Ferguson, NE Corner	Dinuba / Riggin	C-MU	NORTH
94015001	0.15	NW 2nd Ave	Lincoln Oval	C-MU	NORTH
94034003	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94034004	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94034005	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94100041	0.52	N Santa Fe Street	East Downtown	C-MU	NORTH
94100042	0.74	N Santa Fe Street	East Downtown	C-MU	NORTH

94110013	2.09	N Santa Fe Street	East Downtown	C-MU	NORTH
94130005	1.26	Santa Fe & Houston, SE Corner	East Downtown	C-MU	NORTH
94130049	0.68	Santa Fe & Houston, SE Corner	East Downtown	C-MU	NORTH
94160018	3.95	Burke & Goshen, NE Corner	East Downtown	C-MU	NORTH
94170005	16.11	Burke & Goshen, NE Corner	East Downtown	C-MU	NORTH
94201001	0.24	E Main, Burke to Ben Maddox	East Downtown	C-MU	NORTH
94201027	2.20	E Main, Burke to Ben Maddox	East Downtown	C-MU	NORTH
94204010	0.28	Burke & Acequia	East Downtown	C-MU	NORTH
94211024	0.50	Burke & Mineral King	East Downtown	C-MU	NORTH
94222004	2.25	E Acequia	East Downtown	C-MU	NORTH
94231008	0.29	E Acequia	East Downtown	C-MU	NORTH
94231009	0.14	E Acequia	East Downtown	C-MU	NORTH
94232001	0.13	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232003	0.28	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232006	0.36	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232016	0.29	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235007	0.15	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235008	0.00	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235010	0.15	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235012	0.16	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235017	0.75	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250004	0.40	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250031	0.52	N Burke	East Downtown	C-MU	NORTH
94250043	0.28	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250044	0.28	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
98142055	1.67	Ben Maddox & Goshen, SE Corner	East Downtown	C-MU	NORTH
98191028	0.94	1230 N Ben Maddox Way	East Downtown	C-MU	NORTH
95010065	3.53	Demaree & Noble, SE corner	Demaree & Noble	C-MU	
95010070	2.03	Demaree & Noble, SE corner	Demaree & Noble	C-MU	
95010073	1.08	Demaree & Campus, NE corner	Demaree & Noble	C-MU	
100050013	1.91	1819 E Noble Ave	Lovers & Noble	C-MU	
100060011	2.42	2227 E Noble Ave	Lovers & Noble	C-MU	
100060012	0.57	2227 E Noble Ave	Lovers & Noble	C-MU	
100070007	0.14	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070032	0.36	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070062	1.66	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070063	1.68	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100090035	1.41	645 S Lovers Lane	Lovers & Noble	C-MU	
100120019	6.07	Lovers Lane & Tulare, NW corner	Lovers & Noble	C-MU	
100640039	1.77	Caldwell & Stover, NW corner	Caldwell & Santa Fe	C-MU	

100720028	11.39	Lovers Lane & Caldwell, NW corner	Lovers & Noble	C-MU	
101030030	1.47	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030031	1.78	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030032	4.08	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030033	2.19	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030034	0.58	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
119340021	1.40	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730004	1.50	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730008	0.85	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730009	1.06	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
121380006	0.25	2358 S Mooney Blvd	Mooney Blvd	C-MU	
121560001	2.34	3750 S Demaree St	Mooney Blvd	C-MU	
121560002	2.34	3812 S Demaree St	Mooney Blvd	C-MU	
121560030	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560031	0.13	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560034	0.09	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560035	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560036	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560037	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560038	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560039	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560040	0.17	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560041	0.18	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560042	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560043	0.12	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121580001	3.77	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580006	0.91	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580007	1.52	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580008	0.79	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121670010	14.22	Mooney & Ave 268, NW corner	Mooney Blvd	C-MU	
122290012	0.36	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122290013	0.49	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122290014	0.50	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122300048	0.34	3335 S Fairway St	Mooney Blvd	C-MU	
122332023	0.46	1447 W Caldwell Ave	Mooney Blvd	C-MU	
122480006	0.80	6400 S Mooney Bl	Mooney Blvd	C-MU	
122480011	0.47	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480014	0.36	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480020	0.65	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480021	2.30	6604 S Mooney Bl	Mooney Blvd	C-MU	



123220044	7.53	Caldwell & Santa Fe, NE corner	Caldwell & Santa Fe	C-MU	
123270054	0.39	311 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450007	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450008	0.32	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450009	0.30	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450011	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450013	0.15	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450014	0.12	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450021	0.18	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450022	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450023	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450026	0.46	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450027	0.81	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450028	0.45	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450032	2.22	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450033	2.57	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	



# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

**File #:** 25-0364

**Agenda Date:** 8/19/2025

**Agenda #:** 3.

### **Agenda Item Wording:**

Updates to City regulations and zoning districts to allow for a mix of dwelling types and sizes, including limited promotion of missing middle-density housing types, and to the public hearing requirements related to parcel maps and large multi-family uses, in fulfillment of General Plan Housing Element Implementation Programs 2.7 and 3.17.

### **Prepared by:**

Brandon Smith, Principal Planner, (559) 713-4636, [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

Paul Bernal, Planning and Community Preservation Director, (559) 713-4025, [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

### **Department Recommendation:**

Staff recommends that the City Council and Planning Commission consider the information provided in the report and provide comments and guidance as directed.

Recommendations provided by the City Council will be used as a basis for a Zoning Ordinance Text Amendment to adopt revised residential development standards to encourage the development of housing types affordable to the local workforce, fulfillment of Housing Element Implementation Program 2.7 and 3.17.

### **Program 2.7 Missing Middle Housing:**

Visalia's Housing Element Program 2.7 directs the City to conduct an evaluation of existing development standards in the Zoning Ordinance to identify potential constraints and potential incentives towards development of "missing middle housing". The program entails public outreach to local developers, property owners, and non-profit agencies, and adopting revised standards for such development in 2025.

Missing middle housing is characterized by a range of low to medium density range housing types, such as duplexes, triplexes, townhomes, and cottage homes, located within residential neighborhoods and providing a more affordable alternative to the local workforce. They may also include a triplex or a fourplex on a single lot. Figure 1 below provides an illustration of unit types typically associated with missing middle housing. According to the National League of Cities (<https://www.nlc.org/article/2024/01/23/what-is-missing-middle-housing/>), this housing supply is considered "missing" because such building types have often been illegal or difficult to build since the innovation of single-family zoning in the 1940s. Thus, much of the existing middle housing stock built prior to the 1940s is experiencing a decline in quality, safety, and accessibility. The target audience for missing middle housing can span from singles and young couples to baby boomers and retirees, who may not be willing to take on the cost and maintenance burden of a detached single-family home.



Fig. 1: Missing Middle Housing Types (image credit: City of Bellingham, Washington)

The density and composition of missing middle housing can vary based on the setting of the community. Housing in a more urban and/or walkable area of the city could entail multi-unit and multi-story structures. Conversely, housing in existing single-family neighborhoods could entail smaller detached dwelling units or duplexes developed in a manner that maintains the neighborhood's existing character. The latter example has to an extent been sanctioned in California through accessory dwelling units (ADUs), Senate Bill (SB) 9 ministerial duplexes, and SB 9 ministerial lot splits.

Visalia already has a track record of approving units through SB 9 and updating its ADU ordinance to be compatible with State law. Program 2.7 calls for the City to adopt revised standards to incentivize such development, particularly in "high resource, low-density, infill parcels". High resource areas, while not defined in Program 2.7, could be inferred to, in the context of the Housing Element, as areas with positive economic, educational, and environmental outcomes, as considered by the California Tax Credit Allocation Committee (TCAC).

In Visalia, the predominant housing product being constructed throughout the City are single-family detached houses - be it on traditional sized lots or in small lot subdivisions - followed by apartment-style multi-family residences. Only a small percentage of units being constructed are in other forms of housing, such as ADUs or duplexes/triplexes/fourplexes.

Following is a breakdown of units by housing type among permits issued between 2020 and 2024:

Residential Permit Category	2020	2021	2022	2023	2024	2025*
Single-Family Houses	599	632	540	317	236	349
Units in Structures with 5+ units	0	76	615	12	307	10
Units in Structures with 2-4 units	6	126	76	0	20	22
Accessory Dwelling Units	2	5	16	22	37	21
* 2025 is through August 1, 2025						

### **Direction Sought on Missing Middle Housing**

Based on the information as noted above, and to identify ways to establish provisions to implement Program 2.7, staff seeks direction and comments on whether the City of Visalia should consider expanding its range of building types in high resource, infill parts of the City. If directed to proceed, further direction is needed on which focus area the City of Visalia should seek to promote and/or allow for a greater mix of dwelling units and sizes. Two types of areas that could be considered for an expansion of unit types are described here:



- 1. Areas and neighborhoods that are more walkable and within close proximity to locally serving retail and transportation options, that have a zoning designation of R-1 and/or Downtown Mixed Use (DMU) and have traditional lot sizes (e.g. 5,000 to 10,000 square feet).** (See Attachment 1 for map location.)

To incentivize parcels that are already in close proximity to retail and transit, the Council may consider allowing more diverse housing options such as duplexes, triplexes, courtyard buildings, and townhomes.

This example is the closest resemblance to the national concept that has been coined as “Missing Middle Housing”, defined as “house-scale buildings with multiple units in walkable neighborhoods”. (reference: <https://missingmiddlehousing.com/about-2/>)

Attachment 1 is included for the intent to illustrate heavily travelled corridors with transit that provide access to locally serving retail. The areas shown in buffer represent a 100-foot buffer from transit lines. Residential-zoned parcels within these buffers, together with parcels within the Downtown Mixed Use zone containing residential uses, could be incentivized.

- 2. Infill areas with undeveloped or underdeveloped lots, that have a zoning designation of R-1-5 and have larger lot sizes (for example, 20,000 square feet and above).** (See Attachment 2 for locations and clusters of R-1-5-zoned lots with >20,000 sq. ft.)

To incentivize under-developed lots or vacant bypassed parcels, the Council may consider allowing, in limited cases, missing middle housing on larger-sized lots as a “by-right” use, without having to subdivide a lot. Large size lots frequently have surplus land that is vacant or is underdeveloped, thereby not being used to its highest and best potential. Planning staff has found that such lots are interspersed throughout the City, and in some circumstances already have more than one dwelling unit on them.

As shown on Attachment 2, infill sites that are undeveloped or underdeveloped are interspersed throughout the city, but more so in the northeast and southeast quadrants. Other sites are located in the vicinity of Walnut & Chinowth, Mineral King & Linwood, and Hurley north of Chinowth.

The code change would introduce opportunities for these lots to increase the number of dwelling units, while maintaining development within the range of the Low Density Residential land use designation (i.e., 2 to 10 dwelling units per acre).

Sites having a zoning of R-1-12.5 and R-1-20 would be excluded since these areas are predominantly developed as established neighborhoods and since their zoning intends for only one unit on larger lot sizes.

Missing middle housing types that could be considered for these lots could be one or more of the following: duplexes, triplexes, and cottage homes. A maximum unit count could be imposed based on site area (e.g. one unit for every 5,000 square feet, not to exceed 8 units per site).

If implemented, any new construction of missing middle housing would be subject to the City’s recently adopted objective design standards. Additionally, staff would recommend adding criteria to ensure that the construction of MMH is in areas that are best suited for meeting their objectives, such as affordability and accessibility. Units within gated communities generally do not fall into this context.

**Alternative: Zoning Ordinance Amendments to streamline Single-family Development**

As an alternative to Examples 1 and 2 above, direction could be provided to implementing amendments to the Zoning Ordinance that support and further streamline the types of units allowed in Visalia's Residential (i.e., R-1-5, R-M-2 and R-M-3) and Mixed Use (i.e., D-MU and C-MU) zones, which already include ADUs, duplexes, small lots, and townhomes.

The suggested amendments below would be in keeping with the language of Housing Element Program 2.7, which states *"the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios"*.

The following suggestions are crafted for and fit directly to Visalia's Zoning Ordinance. The objectives of these ideas are:

- To provide more clarity on allowed unit types and the development standards within the R-1-5 residential zone.
- To further streamline the approval process of residential entitlements on more routine actions in the Residential and Mixed Use zones, when it can be found that there are no land use compatibility issues.
- To provide more options for units to meet setback requirements in the Residential zones, particularly on lots that are constrained by lot depth.

Where potential changes to the City's Municipal Code are shown, new/additions to text is specified by underline & italics while deletions are specified by ~~strikeout~~.

**1. Rename the "Single-family residential zone - 5,000 square foot minimum site area" (abbreviated as R-1-5) to the "Single-family residential zone" (abbreviated as R-1).**

**Clean up language in the R-1 Zone regulations to clearly state that lots under 5,000 square foot site area are permitted.**

The literal name of the R-1-5 zone implies that all lots shall have a minimum lot size of 5,000 square feet; however, the R-1-5 zone clearly allows for lots below 5,000 square feet as well. Section 17.12.135 allows for single-family residences without a minimum lot size. The City has seen many examples of this type of development, often in the form of planned unit developments. All development within the R-1-5 zone must comply with General Plan Policy LU-P-55, which allows for development at 2 to 10 dwelling units per gross acre in the zone.

Removing the "-5" lot size qualifier from the R-1-5 zone name will help provide a clearer message that single-family residential or low density residential development meeting the density range (2 to 10 units per acres) is allowed in the zone.

The zone names for R-1-12.5 and R-1-20, which respectively require lot sizes with a minimum of 12,500 and 20,000 square feet, would remain unchanged.

Changes would be made to Sections 17.06.010, 17.12.020, 17.12.040, and 17.12.050 as follows.

**17.06.010 Establishment of zone names.**

A.4. Single-family residential zone—5,000-square-foot minimum site area, abbreviated as R-1-5;

**17.12.020 Permitted uses.**

In the R-1 single-family residential zones, the following uses shall be permitted by right:

A. One-family dwellings, including lots with lot area of 3,600 square feet and above if developed in accordance with Sections 17.12.135(A) and (B);

**17.12.040 Conditional uses.**

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26. Planned developments are required to create lots having a lot area of 3,600 square feet or less, in accordance with Section 17.12.135(C).;

**17.12.050 Site area.**

The minimum site area shall be as follows:

Zone	Minimum Site Area
------	-------------------

R-1-5	5,000 square feet, <u>unless developed in accordance with Section 17.12.135.</u>
-------	--

R-1-12.5	12,500 square feet
----------	--------------------

R-1-20	20,000 square feet
--------	--------------------

**2. Work to remove Planned Unit Development / Conditional Use Permit requirements for simple lot splits.**

Over the past several years, the Planning Division has processed an ample number of tentative parcel maps for oversized residential properties, splitting the property between 2 and 4 parcels. Lot splits that include the creation of an access easement require a Planned Unit Development (PUD), processed as a conditional use permit entitlement. In cases where a PUD is only needed to establish an easement and not to create common lots or to request a deviation from setbacks, or creation of private streets, the PUD process may be seen as an unnecessary additional entitlement which adds cost and processing but has no other practical application for development standard deviations.

The City could consider waiving the PUD requirement for lot splits that result in the creation of parcels without public street frontage (i.e. landlocked parcels) and require no more than the establishment of an access easement for vehicular or pedestrian purposes. The access easement would be allowed in lieu of meeting the R-1-5 zoning designation requirement of a minimum 40-foot public street frontage requirement.

Alternately, the City could allow the parcel map “by-right” without a tentative parcel map requirement.

Changes would be made to Subdivision Ordinance Section 16.28.040 and Zoning Ordinance Section 17.12.040 if directed to proceed with these updates.

**3. Reduce the Single-Family Residential Zone’s 25-foot rear yard setback requirement, or apply a reduced rear yard setback for lots located on the interior of a subdivision (i.e. not**



**on the perimeter adjacent to existing developments).**

Current development trends in the region and state have seen residential homebuilders request subdivisions with smaller average lot sizes, together with residential plots that would necessitate setbacks below City standard requirements. Visalia's single-family setback requirements have remained unchanged since 2004, when an Ordinance was approved to reduce the 25-foot front yard setback to 15 feet for living space and 22 feet for front-loading garages. The setbacks for side yards (5 feet) and rear yards (25 feet, or 20 feet for one-story structures meeting open space requirements) have been in place for several decades.

Many California jurisdictions have adopted ordinance updates for rear yard setbacks of less than 25 feet. Rear yard setbacks in nearby large cities include 5 feet in Tulare (5,000 sq. ft. min. lot size), 10 feet in Fresno (5,000 sq. ft. min. lot size), and 20 feet in Clovis (6,000 sq. ft. min. lot size). In addition, recent trends for cities to accommodate missing middle housing have seen further reductions in rear yard setback requirements.

The City could consider a reduction in the minimum rear yard setback requirement to easily facilitate standard production plans onto lots within subdivisions in Visalia. The City has often been challenged to find solutions for homebuilders that cannot fit one or more of their production plans on lots, typically located on shallower cul-de-sac or knuckle lots, or when a homebuilder acquires a previously approved subdivision. Being that the City has often processed Variance entitlements to overcome plot plans not able to meet setbacks, a reduction in the minimum rear yard setback requirement would reduce staff's workload in processing Variance applications.

Furthermore, if there is concern regarding the interface of new residences with reduced rear yard setbacks that back onto the rear yards of established residences, the City could further consider applying a reduced rear yard setback only to lots that do not back onto existing residences. New subdivisions could utilize a reduced rear yard setback requirement, except for those lots on the perimeter of the subdivision adjacent to existing developments or major roadways (i.e., arterial and collector streets).

**4. Remove the Conditional Use Permit requirement for Multi-Family Residential development less than two acres in site area.**

The City of Visalia's R-M zones allow multi-family dwellings as a use permitted by-right, currently up to 80 units per site. While sites may be developed with multi-family dwellings as such, the City's development standards for the R-M zones state that the division of any R-M zoned property less than two acres shall be approved as a part of a conditional use permit.

This standard may be considered as a constraint towards the development of multi-family residential opportunities by imposing a discretionary process on a use that would otherwise be a permitted by-right use. Furthermore, the standard implies that the development of such uses may be limited to only larger sites. This constraint is identified in the City's 6<sup>th</sup> Cycle Housing Element, and Program 5.8 in the Housing Element commits the City to amend its Zoning Ordinance to overcome this constraint.

Staff therefore recommends that the ordinance be revised and reduce the two acre requirement. Changes would be made to Section 17.16.050 as follows.

**17.16.050 Site area and configuration.**

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit. The minimum site area shall be 6,000 square feet. One-family dwellings may be allowed with a site area less than 6,000 square feet subject to the granting of a conditional use permit.

**5. Remove the Multi-Family Residential Zone's development standard for a minimum 10-foot side yard that provides access to more than one dwelling unit.**

Visalia's setback requirement for side yards in the multi-family residential zone is 5 feet, per Zoning Ordinance Section 17.16.080. The following excerpt (Subsection B) of this regulation requires a larger side yard (minimum 10 feet) in circumstances as follows:

*B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.*

This subsection is intended to apply when a side yard contains a pedestrian walkway that leads to and provides direct access to two or more dwelling units located within the site.

The Planning Division has found that this subsection tends to be overlooked when staff reviews designs of multi-family residential developments. While the subsection is intended to provide a wider, and thus more appealing entry within the site, it can conversely be seen as unused space that serves no purpose for requiring a greater setback. The setback can further be seen as creating an unnecessary hardship towards smaller sized parcels (e.g. under one-half acre).

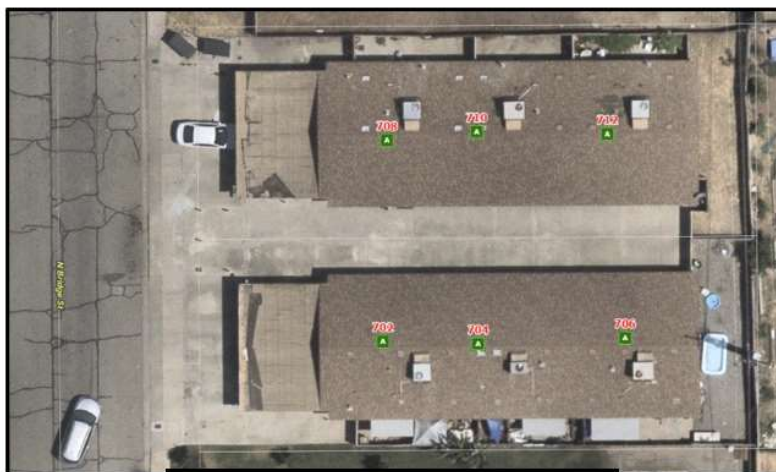


Fig. 2: Example of R-M zoned property with 5-foot side yard

As seen in the adjoining illustration labeled as Figure 2, the multi-family units' pedestrian walkway that provides access to multiple units towards the rear would be required to be built at a minimum 10-

foot setback from property line, rather than the 5-foot setback that is currently depicted.

Changes would be made to Section 17.16.080 as follows.

**17.16.080 Side yards.**

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

~~B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.~~

**6. Consider reduced parking space requirements for residential uses meeting certain criteria.**

In 2022, the California legislature signed into law Assembly Bill 2097 which prohibits jurisdictions from mandating parking for land use projects that are located within one-half mile of a major stop. In this context, major transit stops are defined as any major transit stop located at the intersection of two or more bus routes with a frequency of service of 15 minutes or less. In Visalia, Transit Route 1 is the City's only transit route which meets the criteria

In compliance with state law, the City has refrained from imposing parking minimums within a half mile distance of Route 1, despite that Visalia's Zoning Ordinance currently has not been updated to align with the parking exemptions under AB 2097.

Staff recommends in favor of adding language within the City's Parking Facilities Chapter of the Ordinance to address that properties meeting criteria under AB 2097 shall be exempt from parking requirements.

If the Council recommends in favor of extending allowing missing middle housing types on large sized R-1 zoned lots, as described in Section C above, then parking requirements for housing on these lots could be reconsidered to require 1.5 parking spaces per unit rather than 2 spaces per unit, which matches the City's requirement for multi-family residential uses.

**7. In Mixed Use Zones (D-MU and C-MU), remove Conditional Use Permit requirement when adding units to a site with established housing units.**

The Zoning Ordinance currently allows new or expansion of residential uses as a conditionally allowed use in all of the City's commercial, office, and industrial ones, including the Downtown Mixed Use (D-MU) and Commercial Mixed Use (C-MU) zones. In 2022, in response to a Housing Element program to find creative ways to allow residential uses as permitted by-right in these zones, a Zoning Text Amendment was approved to allow residential units as a "mixed use" in an existing building containing one or more commercial or office uses.

In the past 10 years, City staff has processed two Conditional Use Permits which have added a new residential unit to a property in the D-MU zone with existing legally established units. The locations of these CUPs were at 117 E. Main Street and 405 N. West Street. The requests were approved by Planning Commission without concern or protest. In response to these recent



requests, and in response to the General Plan and Zoning Ordinance that encourage a mix of commercial, service, office, and residential land uses, Staff recommends expanding the ability for sites with pre-established residential uses to add to the number of dwelling units on the site as a use permitted by-right, rather than with a CUP. The basis for removing the discretionary component is that there would be no new land uses being introduced to these sites with pre-established residential uses, and thus surrounding land uses are already conditioned to having existing residential uses. Staff would further recommend that residences be allowed by-right subject to maintaining the General Plan's density range requirements.

Changes would be made to Section 17.16.080 as follows.

### Section 17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

	USE	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	identified Chapter or Section)
R28	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
<u>R29</u>	<u>Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards</u>				<u>P</u>	<u>P</u>						

### Housing Element Program 3.17 Planning for Large Sites

The State has established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres. It is possible and has been demonstrated by Visalia that parcels over 10 acres can be developed with lower-income households; however, affordable housing developers may face greater challenges on such sites such as being unable to finance the scale of a larger project. In Visalia's current Regional Housing Needs Assessment (RHNA) Sites Inventory, there are six sites over 10 acres in size that have either Low or Moderate Income Level unit requirements.

In response to "large sites" over 10 acres, Housing Element Implementation Program 3.17 commits the City to take measures to facilitate and remove constraints toward parceling these sites to appropriate sizes (0.5 and 10 acres).

The objectives to be achieved by this program, as stated in the program, are as follows:

*By 2025, adopt incentives to encourage the development of large RHNA sites (over 10 acres) potentially including, but not limited to,*

- *expedited approval of lot splits or creation of new parcels;*
- *waiving of the public hearing requirement related to parcel maps;*
- *waiving of the public hearing requirement related to approval of large multifamily uses (provided the project is affordable by deed-restriction),*
- *additional density bonus, lot coverage, or allowable height;*
- *and fee waivers, reductions, or deferral.*

**Staff Recommendation:**

Staff recommends that from the above list of objectives to assist with the development of large sites, a Text Amendment (to Visalia Municipal Code Title 16 Subdivisions) be initiated to waive the public hearing requirement (i.e. allow ministerial processing) for parcel maps that propose to divide large (i.e. minimum 10 acre) sites into smaller parcels (minimum 0.5 acres). Parcel maps may have ministerial approvals if they contain an R-M-2 or R-M-3 zoning designation, or if they have RHNA site inventory unit requirement for Lower or Moderate Income Level. This type of request would be similar to the SB 9 urban lot split process that the State has enacted ministerial approvals for, and which the City of Visalia has developed a track record for approving.

Staff would further recommend that the City Council provide guidance on any further incentives to encourage the development of large sites.

**Zoning Text Amendment for Program 5.8:**

For informational purposes, staff is providing a heads up of an upcoming ZTA associated with Program 5.8 to adopt state requirements. No direction is being sought on these updates since they are mandated in order to comply with State law.

Visalia's Housing Element Program 5.8 directs the City to process Municipal Code Updates for a variety of regulations in order to come into compliance with state law. Therefore, staff will also be processing a separate Zoning Text Amendment before the end of 2025 (as required by the Housing Element) to complete the municipal code updates.

For the purpose of providing advance notice and disclosure to the Council and Commission, the list of Municipal Code Updates as defined in Program 5.8 is included as Attachment "C".

**Next Steps:**

Recommendations provided will be used as a basis for a Zoning Ordinance Text Amendment to adopt revised residential development standards to encourage the development of housing types affordable to the local workforce, in fulfillment of Housing Element Implementation Program 2.7, and to adopt revised parcel map requirements for large sites, in fulfillment of Housing Element Implementation Program 3.17. The Zoning Ordinance Text Amendment will be formally noticed and heard as a public hearing item before the Planning Commission and City Council.

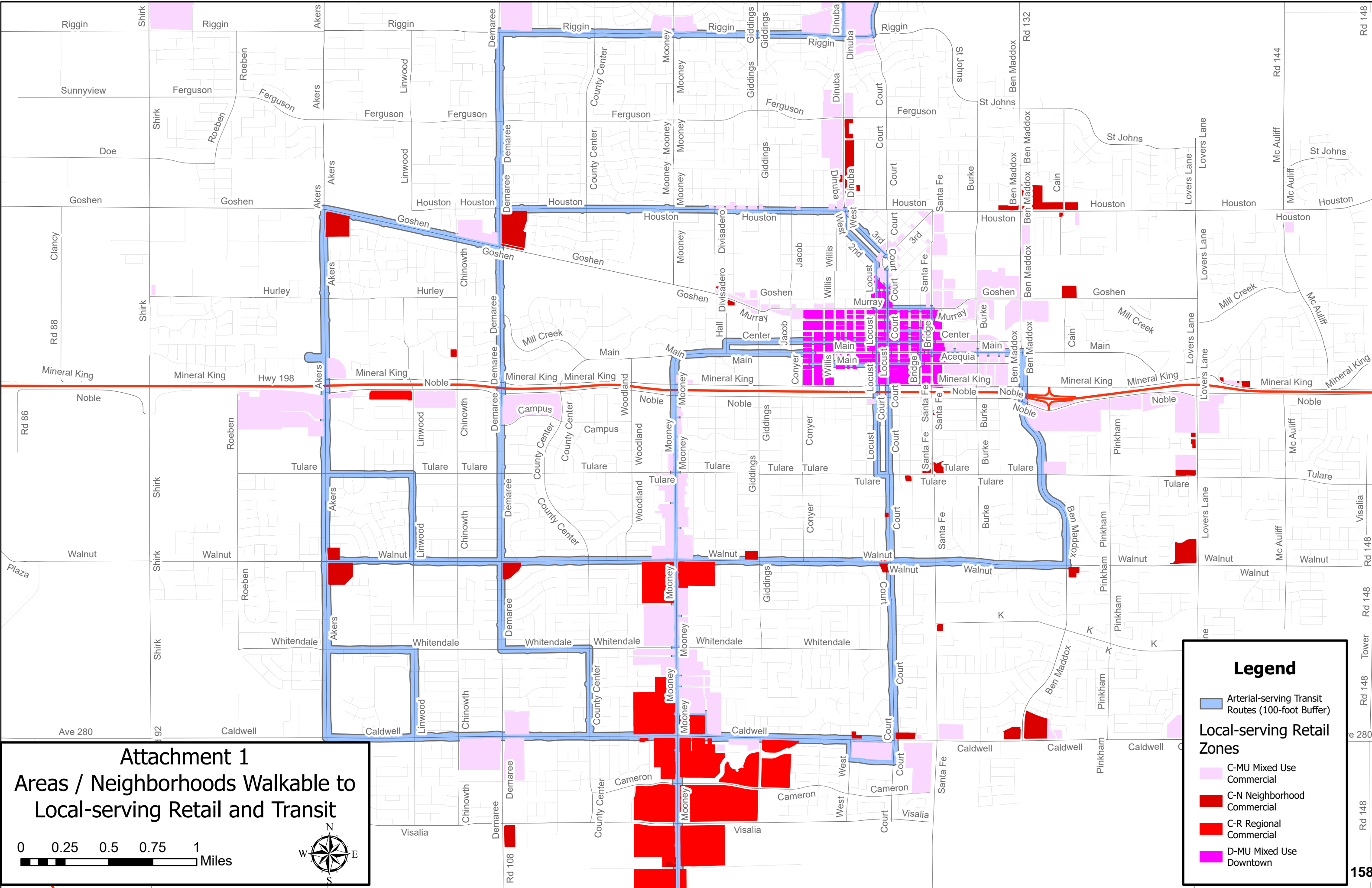
**Recommended Motion (and Alternative Motions if expected):**

I recommend to provide direction to staff in preparation of an upcoming Zoning Text Amendment to implement Housing Element Programs 2.7 and 3.17.

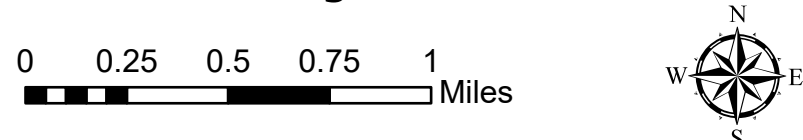
**Attachments:**

1. City map illustrating areas and neighborhoods that are more walkable and within close proximity to locally serving retail and transportation options
2. City map illustrating undeveloped or underdeveloped lots that have a zoning designation of R-1-5 and have larger lot sizes (>20,000 square feet)
3. Housing Element Implementation Program 5.8





**Attachment 1**  
**Areas / Neighborhoods Walkable to**  
**Local-serving Retail and Transit**



**Legend**

Arterial-serving Transit Routes (100-foot Buffer)

**Local-serving Retail Zones**

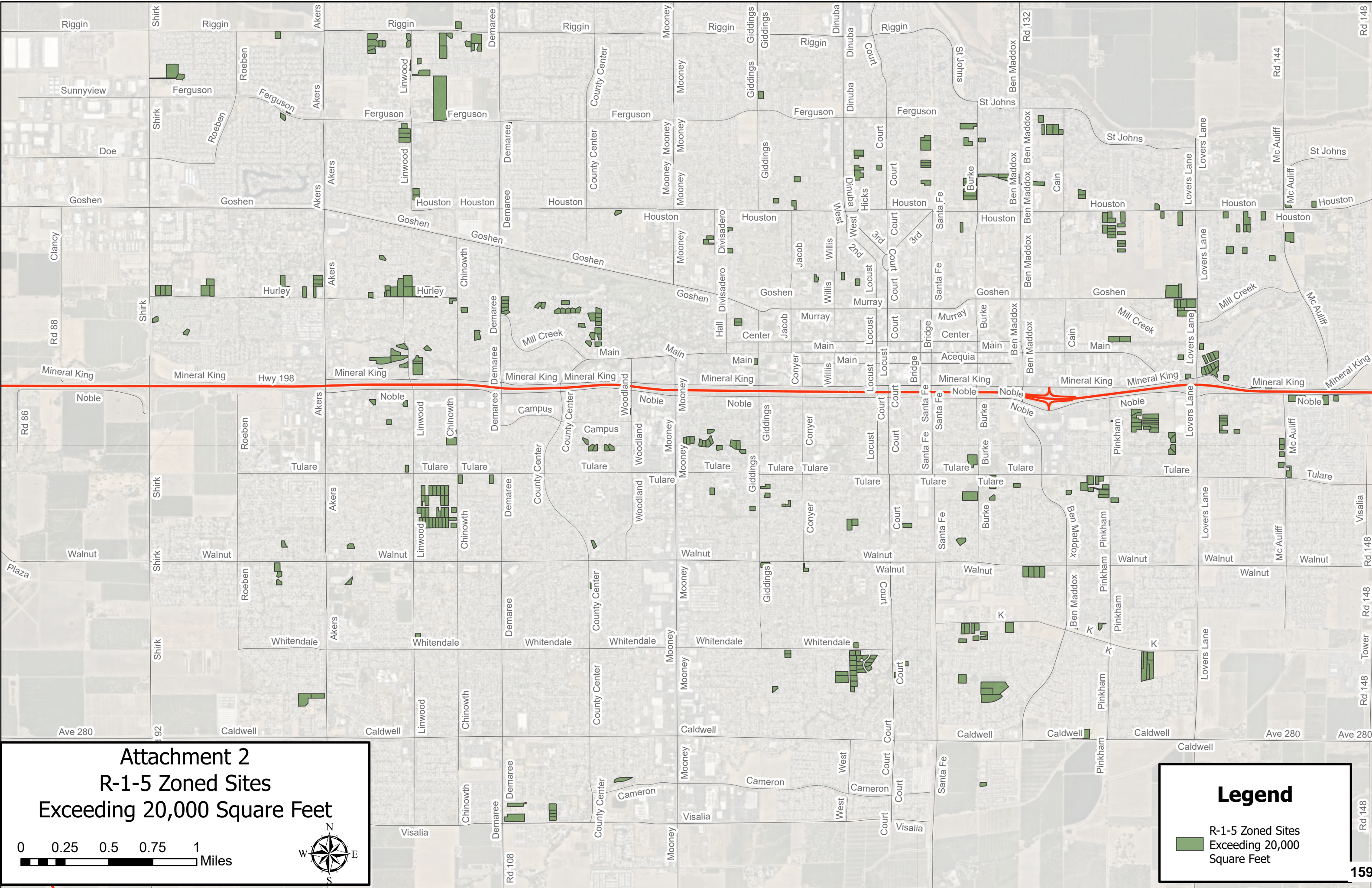
C-MU Mixed Use Commercial

C-N Neighborhood Commercial

C-R Regional Commercial

D-MU Mixed Use Downtown





### Attachment 2

### R-1-5 Zoned Sites

### Exceeding 20,000 Square Feet

00.250.50.751

Miles

W

N

E

S

### Legend

R-1-5 Zoned Sites  
Exceeding 20,000  
Square Feet



**Attachment 3:**  
**HE Program 5.8 Municipal Code Updates**

<b>HE Program 5.8 Municipal Code Updates</b>	
<b>Implementation Program Actions</b>	<b>Code Section</b>
To remove constraints to a variety of housing types and ensure compliance with State law, the City shall amend the municipal code to:	
1. Allow Transitional and supportive housing by-right in the O-C zone.	17.25.030
2. Regarding emergency shelters, reduce development standards related to proximity to other emergency shelters, schools, and low barrier navigation centers to 300 feet, remove additional setback and perimeter wall requirements, and require only parking sufficient to meet the needs of facility employees but not more than what is required of residential or commercial uses in the same zone.	17.32.130
3. Allow accessory dwelling units (ADUs) by-right in all zones allowing residential uses, in compliance with State law.	Completed
The City will defer to State ADU and Junior ADU law until a compliant ADU Ordinance is adopted.	
4. Allow for at least two dwelling units per lot in all R-1 zones (R-1-20, R-1-12.5, and R-1-5) consistent with SB 9.	Completed
5. Provide streamlined ministerial review and a preliminary application process in compliance with SB 330 and SB 35.	N/A
6. Permit large residential care facilities with objectivity and certainty in all residential zones, subject only to the same requirements of residential uses of similar form in the same zones.	New Sections 17.32.145, 17.32.147
7. Adopt reduced parking standards for affordable multifamily developments and multifamily projects with small units (single-room occupancy, studio, and 1-bedroom units) of no more than one parking stall per unit.	17.34.020
8. Permit low barrier navigations centers by right (without conditional use or other discretionary permit) in nonresidential zones permitting residential uses.	17.25.030
9. Reduce lot size requirements in the R-M, C, C-MU, and D-MU zones (no more than one acre in the C-MU zone and no more than 20,000 square feet in the C and D-MU zones) to remove constraints to multifamily housing development and promote affordability.	17.16.050; 17.18.060; 17.18.070; 17.19.060
10. Provide a ministerial process for approving reasonable accommodation requests, including objective findings for approval, limited to decision-making criteria regarding fundamental alteration of zoning and land use and financial and administrative burden. (New Program, consultant)	New Section 17.02 Article 4
<b>Implementation Program Actions</b>	
Within two years of adoption of the Housing Element	





# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

---

**File #:** 25-0363

**Agenda Date:** 8/19/2025

**Agenda #:** 2.

---

### **Agenda Item Wording:**

Updates to City regulations and zoning districts that allow emergency shelters, in fulfillment of General Plan Housing Element Implementation Program 5.2 and Assembly Bill 2339.

### **Prepared by:**

Brandon Smith, Principal Planner, (559) 713-4636, [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)  
Paul Bernal, Planning and Community Preservation Director, (559) 713-4025, [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**Department Recommendation:** Staff recommends that the City Council and Planning Commission consider the information provided in the staff report and provide comments and guidance as directed. Recommendations provided by the City Council will be used as a basis for a Zoning Ordinance Text Amendment to confirm one or more new zone districts where emergency shelters are permitted “by-right”.

### **Summary:**

Assembly Bill (AB) 2339, passed in 2022 (see Attachment 1 for full text), places new requirements on the regulation of emergency shelters and requires cities to identify one or more zones allowing residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use permit (CUP) or other discretionary permit and that are suitable for residential uses.

The identified zoning designation(s) shall include “sufficient sites” meeting the requirements of having sufficient site capacity, which is assessed based upon the City’s count of persons experiencing homelessness from the most recent point-in-time count.

The bill also limits the types of standards that shelters shall be subject to, such as maximum number of beds, length of stay, parking, and provisions of security and onsite management.

When defining a zoning designation where emergency shelters are allowed by-right, a City shall identify a zone that contains:

- vacant sites zoned for residential use, or
- a zone that contains vacant sites zoned for nonresidential use that allow residential development. This latter option can only be selected if it can demonstrate that the designation is located near amenities and services, which may include:
  - health care,
  - transportation,
  - retail,
  - employment, and

- social services.

Before the passage of AB 2339, the City identified the Light Industrial (I-L) zone as the one zone that allows emergency shelters as a permitted use; however, it is not located near all the amenities and services listed above. Because Visalia's code does not comply with this new legislation, one or more new zones must be identified.

Assembly Bill 2339 is tied to the state's housing element legislation; in fact, the new code section (Government Code 65583(a)(4)) is tucked in with the list of required contents of a housing element. Therefore, when Visalia adopted its 6<sup>th</sup> cycle Housing Element in 2023, an implementation program (Program 5.2) was included to update the Zoning Ordinance to comply with this code section by the end of 2025.

For background purposes, emergency shelters and low barrier navigation centers are defined as follows:

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

"Low barrier navigation center" shall have the same meaning as that term is defined in California Government Code Section 65660, specifically a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following.

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

#### **Prior Zoning Text Update by City Council for Emergency Shelters and LBNC:**

In 2021, in response to the prior 5<sup>th</sup> cycle Housing Element update, City staff processed a Zoning Text Amendment to consider additional zoning districts or locations for the permitted 'by-right' or conditionally allowed use of *emergency shelters* and *low barrier navigation centers* and develop performance standards for these uses.

The City Council and Planning Commission held a work session to discuss these matters and to provide direction on potential updates to the Zoning Ordinance. The Zoning Text Amendment, adopted April 18, 2022, resulted in the adoption of new performance standards for both uses; however, no new zones were selected other than retaining the I-L zone as the required zone where emergency shelters would be permitted by-right, though the Service Commercial and Commercial Mixed Use zones were added as zones where emergency shelters are subject to the CUP process.

Since the new law under AB 2339 limits the types of standards that emergency shelters (which by definition includes navigation centers) shall be subject to, certain standards from the 2022 Zoning Text Amendment must be revised or removed.

### Current Allowed Locations of Emergency Shelters and Navigation Centers:

The current allowed locations for both uses are as follows:

	<u>Permitted</u>	<u>Conditionally Allowed</u>
<i>Emergency Shelters</i>	- Light Industrial   	- Service Commercial   - Commercial Mixed Use   - Quasi-Public
<i>Low Barrier</i>	- Downtown Mixed Use	- All other Commercial,
<i>Navigation Centers</i>	- Commercial Mixed Use 	- Office, and Industrial Zones   - Quasi-Public

### Zoning and Capacity Analysis of Emergency Shelters:

a) Sufficient Sites Capacity. Government Code Sections 65583(a)(4)(I) and (a)(4)(J)(7) state that the zoning designation where emergency shelters are allowed as a permitted use shall have sufficient sites, assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period.

Visalia had a point-in-time count of **434 persons** in 2023 (reference: Kings Tulare Homeless Alliance 2023 P.I.T. count report, page 47. Accessed at <https://www.kthomelessalliance.org/pit>).

State law further states that the number of persons that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person. This would translate to a site or combined sites having a minimum area of **86,800 square feet (434 \* 200), or 1.99 acres**. For reference, Visalia Navigation Center (3525 N. Court Street) accommodates 100 persons within a 19,883 square foot building on a 2.91-acre site.

As shown in the table below, most of Visalia's non-residential zones have more than ample vacant land (i.e. 40 or more acres). The Downtown Mixed Use (D-MU) zone only has 3 acres of undeveloped land, which is one acre above the minimum area. The Office Conversion (O-C zone) has no vacant land.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
# Acres Vacant Land	40	114	97	237	3	42	0	87	88	1370	90
Scores	0-none	1-low	2-med	3-high							

Source: City Council Item Transmittal: Update on Remaining Acreage in Tier 1. 4/6/202  
GIS layer "Parcels\_Dev\_Undev\_2020" (for QP zone)

b) Zoning Analysis. Government Code Sections 65583(a)(4)(H) states that the zone designation(s) where emergency shelters are allowed by-right shall contain vacant sites zoned for residential use, or vacant sites zoned for nonresidential use that allow residential development that can demonstrate that the designation is located near certain types of amenities and services. The following is a brief analysis of Visalia's zones for residential and nonresidential use for exploring which zones could



comply with state law.

Visalia's **three residential zones, R-1-5, R-M-2, and R-M-3**, all have more than ample vacant land and are therefore eligible for being zones where emergency shelters may be allowed by-right. While the residential zones are viable in the city and meet state law requirement, the sites' proximity to existing residents have the potential to impact the most people and could lead to impacts upon established neighborhoods if an emergency shelter is not properly managed.

Regarding Visalia's non-residential zones, staff has analyzed the availability of amenities and services in each zone. It should be noted that state law says the zoning designation "may include" these five types of amenities and services, or that "the local government will provide free transportation to services or offer services onsite". The table below illustrates the suitability of each amenity / service in each zone, scored on a level of 0 to 3, and provides a grand total, with 15 being the highest possible score for a zone. Attachment 2 contains references and listings of providers that were the basis of the rankings.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
Health Care	0	1	0	2	3	3	0	0	0	0	2
Transportation	2	2	1	2	3	2	2	1	1	1	2
Retail	2	3	0	3	2	0	0	0	0	0	0
Employment	1	3	2	2	3	2	0	1	1	3	1
Social Services	0	0	0	3	2	2	0	0	0	1	1
<b>TOTAL</b>	<b>5</b>	<b>9</b>	<b>3</b>	<b>12</b>	<b>13</b>	<b>9</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>6</b>

Scores: 0=none 1=low 2=med 3=high

As illustrated above, the **Commercial Mixed Use (C-MU)** and **Downtown Mixed Use (D-MU)** zones rank among the highest and are the only zones which contain all types of amenities and services. As previously noted, the D-MU zone only scarcely meets the vacant land requirement. The **Regional Commercial (C-R)** and **Office Professional / Administrative (O-PA)** zones rank the next highest. While these zones respectively do not offer social services or retail, the City could make the case that these zones include a strong presence of all but one of the listed amenities and services, and that all have transportation which can be used to access the balance of the services.

The following zones would not be suitable for the reasons described:

- Neighborhood Commercial: Does not contain or is within proximity of any health care or social services, and is in proximity to only a limited number of businesses/employment centers, including Walmart and Save Mart.
- Service Commercial: Does not contain or is within proximity of any health care, retail, or social services, and has no transit service east of Ben Maddox Way.
- Office Conversion: Has no available vacant land; does not contain or is within proximity of any health care, retail, employment, or social services.
- Business Research Park: Does not contain or is within proximity of any health care, retail, or

social services.

- Light Industrial & Industrial: Does not contain or is within proximity of any health care, retail, or social services, and has limited transit services within the industrial park.
- Quasi-Public: Does not contain or is within proximity of any retail, and has limited access to employment and social services.

### **Recommend Changes to Performance Standards:**

Housing Element Implementation Program 5.2 list out the specific revision which need to be made to the City's regulations pertaining to Emergency Shelters in order to become compliant with Government Code section 65583(a)(4), as amended by AB 2339. These are listed below together with the specific changes that will be made to the Municipal Code in a forthcoming Zoning Text Amendment. Changes to City of Visalia Municipal Code, as specified by underline & italics for additions and ~~strikeout~~ for deletions.

- *Amend the Zoning Code to allow emergency shelters by-right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law. (Compliance with GC §65583(a)(4)(C) and §65583(a)(7))*

See the **Zoning and Capacity Analysis**.

- *Amend the Zoning Code to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. (Compliance with GC §65583(a)(4)(C))*

Changes are recommended to Chapter 17.04 Definitions as follows:

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. For purposes of this definition, "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

- *Amend parking standards to require only the number of spaces sufficient for all staff working in the facility and no more than what is required of residential and commercial uses in the same zone. (Compliance with GC §65583(a)(4)(B)(ii))*

Changes are recommended to Section 17.32.130(D)(2) as follows. The code would be changed to require one (1) vehicle parking space per employee. Bicycle parking provisions would remain unchanged.

D. Standards for permitted by-right uses. The standards in this subsection must apply to any emergency shelter that is a use permitted by-right. These standards shall be used as guidelines for any emergency shelter that is a use conditionally allowed in other zones, wherein a deviation from any such standard may be requested and considered as part of an application for conditional use permit.

1. Beds. The maximum number of beds for an emergency shelter as a use permitted by-right is one hundred (100).

2. Parking. One (1) vehicle parking space shall be provided ~~per ten (10) beds and one (1) parking space shall be provided per employee.~~ Up to five (5) visitor spaces shall be provided for service providers based on the actual need as determined by the city. The City Planner has the authority to require an extra one (1) vehicle parking space ~~per ten (10) beds for emergency shelters established in response to a natural or man-made disaster.~~ A covered and secured area for bicycle parking shall be provided for use by staff and clients; commensurate with demonstrated need, but no less than a minimum of eight (8) bike parking spaces.

- *Amend the Zoning Code to reduce the minimum proximity to other emergency shelters, schools, or low barrier navigation centers to 300 feet. (Compliance with GC §65583(a)(4)(B)(v))*

Changes are recommended to Section 17.32.130(C)(1) and (C)(2) as follows. This results in the distance being reduced from the current regulation of a 1,000-foot separation. The site development standard regarding distances from a front property line of any existing dwelling unit has also been removed.

C. Site development standards. The following standards are applicable to any permitted by right or conditionally allowed emergency shelter.

1. An emergency shelter may not be located closer than ~~one thousand (1,000)~~ three hundred (300) feet to a school (a school is herein defined as an existing or planned public or parochial elementary school, middle school, high school, or licensed day care facility) or another emergency shelter or low barrier navigation center.

2. ~~An emergency shelter may not be located closer than twenty-five (25) feet to the front property line of any existing dwelling unit.~~

- *Amend the Zoning Code to remove the requirement that shelters incorporate a seven-foot perimeter wall on any sides abutting residential uses. (Compliance with GC §65583(a)(4)(B), since this requirement is not on the list of allowable objective standards that local governments can impose.)*

Changes are recommended to Section 17.32.130(C)(3) as follows. The entire section will be removed.

3. ~~An emergency shelter shall incorporate a seven (7) foot height perimeter wall constructed of concrete block, brick or stucco if the shelter is adjacent to any dwelling units. The perimeter wall is only required on sides abutting residential uses.~~

### **Required Update to Navigation Centers:**

In 2019, Assembly Bill (AB) 101 became law in California and specifically mandated low barrier navigation centers (LBNCs; generally speaking, a service-oriented shelter) to be permitted-by-right in mixed use zones and in non-residential zones permitting multi-family housing. Thus, under state law, two mixed zone districts in Visalia permit LBNCs by-right: Downtown Mixed Use and Commercial Mixed Use.

Staff interpreted in the 2021 ZTA that since the City allows multi-family residential uses in any non-residential zone with a CUP, LBNCs by extension would be conditionally permitted in these zones



(i.e. all Commercial, Office, and Industrial zones). However, upon review of the current Housing Element, it was determined that LBNCs must be allowed “by-right” in these zones as well. Therefore, the current Housing Element includes Implementation Program No. 5.8 to amend all nonresidential zones to allow LBNCs by-right.

An alternative path toward compliance with State law with regard to LBNCs would be to amend the Zoning Ordinance’s Zone Use Table to change one or more non-residential zones from allowing multi-family residential uses with a CUP to not allowed. This type of approach may have some impact on City practice since in the last 20+ years there have been a few requests (e.g. once every two years) for multi-family residential uses in non-residential zones. Zone districts that have the recipient of CUPs for multi-family uses have been the Downtown Mixed Use zone, Commercial Mixed Use zone, Regional Commercial zone, Neighborhood Commercial zone, and Office Professional/Administrative zone. By comparison, there has historically only been one request to allow a LBNC in the City (i.e. Visalia Navigation Center, which located in the Commercial Mixed Use where by State law must be a permitted use. It should be further noted that three non-commercial zones - Downtown Mixed Use, Commercial Mixed Use, and Regional Commercial - contain sites on the Housing Element “RHNA” site inventory.

**Next Steps:**

Recommendations and direction provided to staff will be used as a basis for a Zoning Ordinance Text Amendment to revise the zone district(s) where emergency shelters and low barrier navigation centers will be permitted by-right and/or conditionally allowed will be formally noticed and heard as a public hearing item before the Planning Commission and City Council.

**Recommended Motion (and Alternative Motions if expected):**

I recommend that staff proceed with initiating a Zone Text Amendment that would allow emergency shelters to be permitted by-right in the (per Council Direction) zone.

**Attachments:**

1. Full text of Assembly Bill 2339
2. Reference sheet containing listings of providers and sources of information

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

**Assembly Bill No. 2339**

**CHAPTER 654**

An act to amend Sections 65583 and 65863 of the Government Code, relating to land use.

[ Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022. ]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 2339, Bloom. Housing element: emergency shelters: regional housing need.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.

The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. In this regard, the bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for nonresidential use if the local government can demonstrate how the sites are located near amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is suitable for use as a shelter in the current planning period, as specified. The bill would also authorize a local government to accommodate its need for emergency shelters on sites owned by the local government if it demonstrates that the sites will be made available for emergency shelter during the planning period, they are suitable for residential use, and the sites are located near amenities, as specified. The bill would require the identified zoning designations to include sufficient sites to accommodate the need for shelters, as specified. The bill would also require that the number of people experiencing homelessness that can be accommodated on each identified site under these provisions be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, except as specified.

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

(2) The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, or its housing element program to make sites available, as described, can accommodate its share of the regional housing need at all times throughout the planning period.

This bill would require each city, county, or city and county to ensure that its housing element inventory or its housing element program can accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need, as defined, from the prior planning period, at all times throughout the planning period.

Existing law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

The bill would instead prohibit a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need, as defined, from the prior planning period, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

(3) By imposing various new duties on local governments with regard to the administration of housing elements, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

**Digest Key**

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

---

**Bill Text**

The people of the State of California do enact as follows:



**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

**SECTION 1.**

Section 65583 of the Government Code is amended to read:

**65583.**

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zoning designations where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

(B) Emergency shelters shall only be subject to the following written, objective standards:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(C) For purposes of this paragraph, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

(D) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(E) If a local government has adopted written, objective standards pursuant to subparagraph (B), the local government shall include an analysis of the standards in the analysis of constraints pursuant to paragraph (5).

(F) A local government that can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.

(G) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(H) The zoning designation or designations where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near

## Attachment 1: Sections of AB 2339 Pertaining to Emergency Shelters

amenities and services that serve people experiencing homelessness, which may include,

- health care,
- transportation,
- retail,
- employment, and
- social services,
- or that the local government will provide free transportation to services or offer services onsite.

(iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.

(I) The zoning designation or designations shall have **sufficient sites** meeting the requirements of subparagraph (H) to accommodate the need for shelters identified pursuant to paragraph (7). The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that have fewer square feet per person during the prior planning period or the locality provides similar evidence to the department demonstrating that the site can accommodate more people experiencing homelessness. Any standard applied pursuant to this subparagraph is intended only for calculating **site capacity** pursuant to this section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

(J) Notwithstanding subparagraph (H), a local government may accommodate the need for emergency shelters identified pursuant to paragraph (7) on sites owned by the local government if it demonstrates with substantial evidence that

- the sites will be made available for emergency shelter during the planning period,
- they are suitable for residential use, and
- the sites are located near amenities and services that serve people experiencing homelessness, which may include
  - health care,
  - transportation,
  - retail,



**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

- employment, and
- social services, or
- that the local government will provide free transportation to services or offer services onsite.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the **capacity** necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in **an adopted 10-year plan to end chronic homelessness** and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

## Attachment 2:

### Reference sheet containing listing of providers and sources of information

#### Health Care

Name	Address	Zone
Family HealthCare Network	400 East Oak Avenue	D-MU
Visalia Medical Clinic	5400 West Hillsdale Avenue	O-PA
Kaweah Health Hospital	400 West Mineral King Avenue	D-MU
United Health Center	4038 South Mooney Blvd	C-R
Visalia Health Care Center	2611 North Dinuba Boulevard	C-MU
Kaweah Health Urgent Care	3600 West Flagstaff Avenue	O-PA
Kaweah Health Prompt Care	1110 South Ben Maddox Way	C-MU
Kaweah Health Urgent Care	1633 South Court Street	O-PA
Kaweah Health South Acres Campus	820 South Akers Street	O-PA

#### Transportation

The City of Visalia transit map was utilized to determine the extent of each zone district covered by transit.

[https://www.visalia.city/depts/general\\_services/transit/bus\\_map\\_and\\_schedule\\_information/default.asp](https://www.visalia.city/depts/general_services/transit/bus_map_and_schedule_information/default.asp)

#### Retail

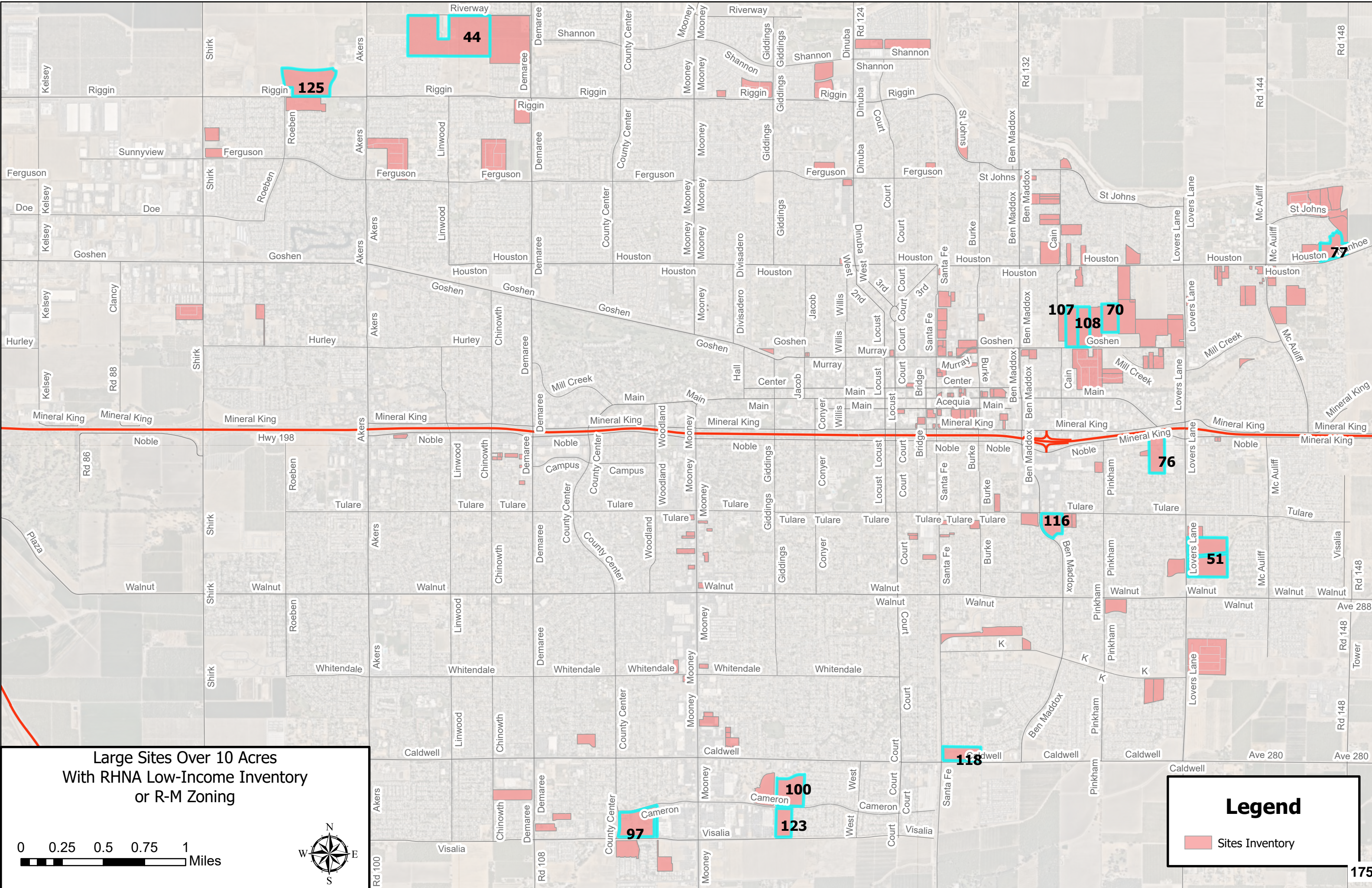
Refer to City of Visalia Zoning Map and Zone Use Table of the Zoning Ordinance

Top Employers	Number of Employees	Zone
Tulare County	5,105	D-MU, O-PA
Kaweah Delta Medical Center	4,550	D-MU, O-PA
Visalia Unified School District	2,913	R, QP, O-PA
Visalia Mall	1,200	C-R
VF Outdoor	1,012	I
Walmart	840	C-MU, C-R, C-N
Graphic Packaging	757	I
College of the Sequoias	705	QP
City of Visalia	646	D-MU, C-S
UPS	600	I

#### Social Services

Name	Address	Zone
TulareWORKs (CalWORKs)	1845 North Dinuba Boulevard	C-MU
Child Welfare Services	6330 South Mooney Blvd., Ste. 104	C-MU
Child Welfare Services	3346 West Mineral King Avenue	O-PA
Veterans Service Office	3348 West Mineral King Avenue	O-PA
Dept of Child Support Services	8040 West Doe Avenue	I
Social Security Administration	1901 East Noble Avenue	C-MU
Family Services of Tulare County	Various	D-MU
First 5 Tulare County	816 West Acequia Avenue	D-MU





44

125

77

107 108 70

76

116

51

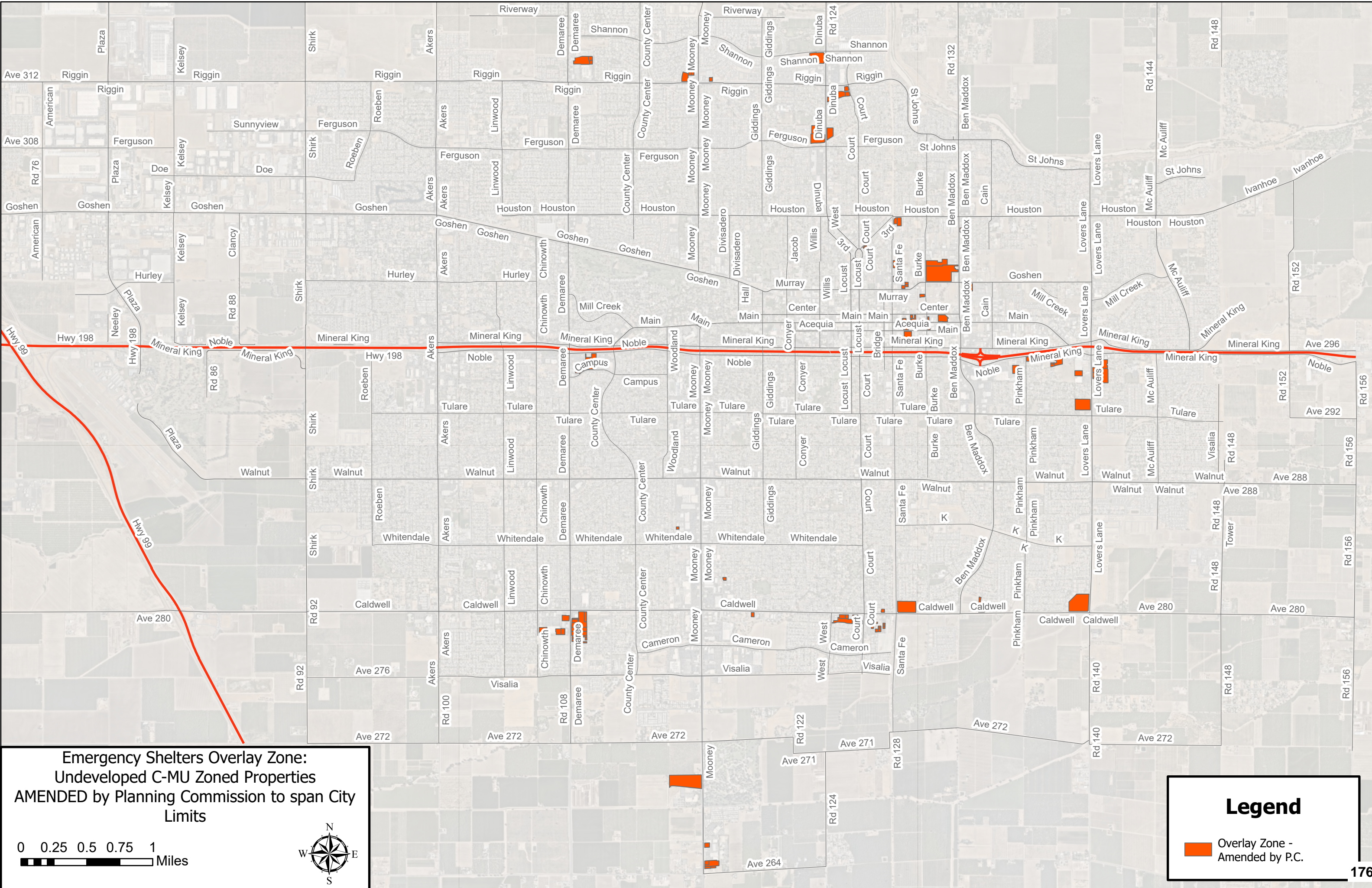
118

100

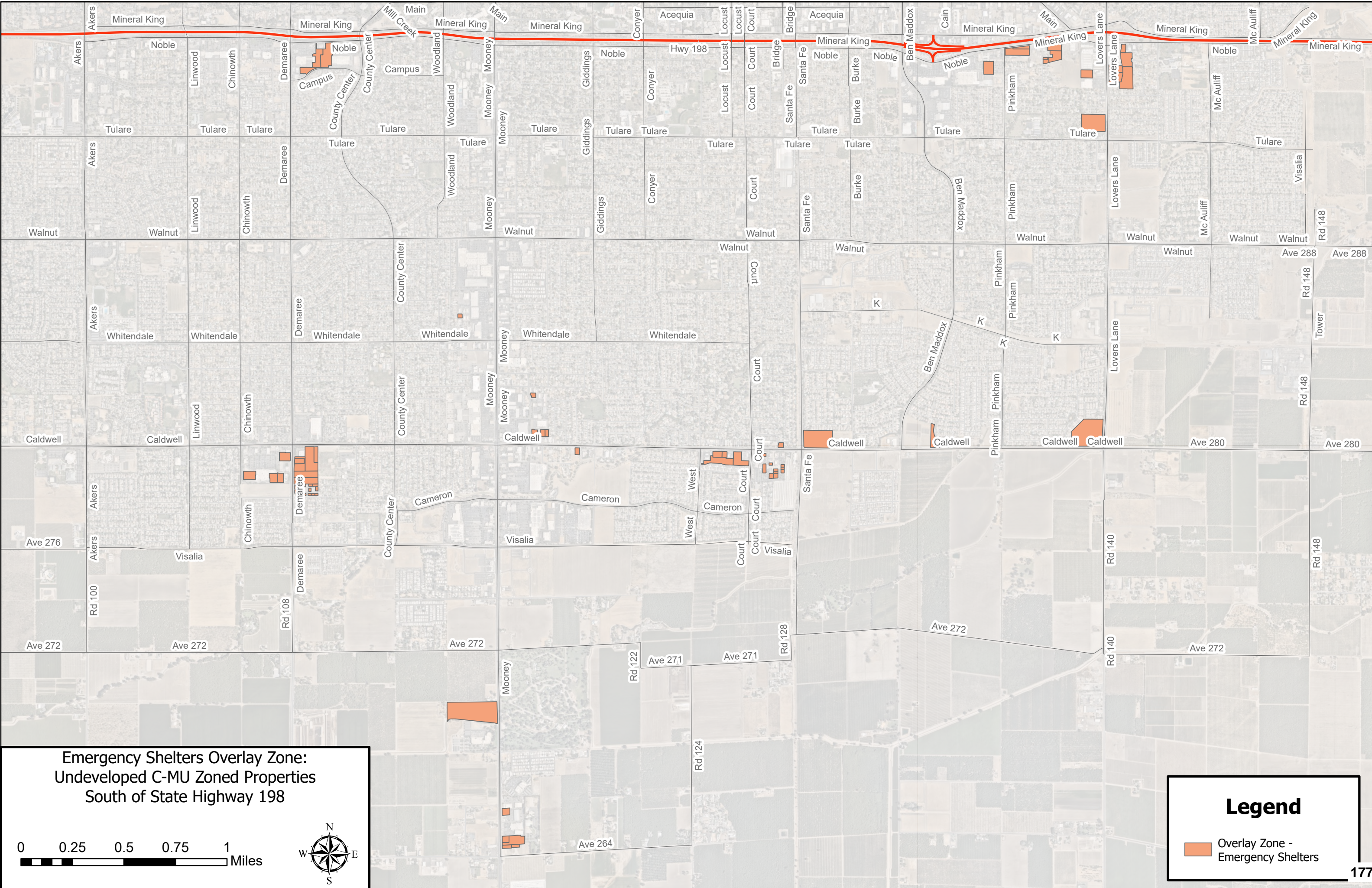
123

97

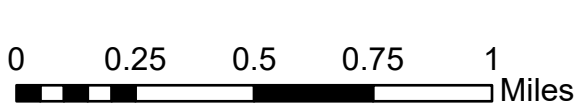









Emergency Shelters Overlay Zone:  
Undeveloped C-MU Zoned Properties  
South of State Highway 198



**Legend**

 Overlay Zone -  
Emergency Shelters



**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

**Assembly Bill No. 2339**

**CHAPTER 654**

An act to amend Sections 65583 and 65863 of the Government Code, relating to land use.

[ Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022. ]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 2339, Bloom. Housing element: emergency shelters: regional housing need.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.

The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. In this regard, the bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for nonresidential use if the local government can demonstrate how the sites are located near amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is suitable for use as a shelter in the current planning period, as specified. The bill would also authorize a local government to accommodate its need for emergency shelters on sites owned by the local government if it demonstrates that the sites will be made available for emergency shelter during the planning period, they are suitable for residential use, and the sites are located near amenities, as specified. The bill would require the identified zoning designations to include sufficient sites to accommodate the need for shelters, as specified. The bill would also require that the number of people experiencing homelessness that can be accommodated on each identified site under these provisions be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, except as specified.



**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

(2) The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, or its housing element program to make sites available, as described, can accommodate its share of the regional housing need at all times throughout the planning period.

This bill would require each city, county, or city and county to ensure that its housing element inventory or its housing element program can accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need, as defined, from the prior planning period, at all times throughout the planning period.

Existing law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

The bill would instead prohibit a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need, as defined, from the prior planning period, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

(3) By imposing various new duties on local governments with regard to the administration of housing elements, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

**Digest Key**

Vote: MAJORITY   Appropriation: NO   Fiscal Committee: YES   Local Program: YES

---

**Bill Text**

The people of the State of California do enact as follows:

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

**SECTION 1.**

Section 65583 of the Government Code is amended to read:

**65583.**

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zoning designations where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

(B) Emergency shelters shall only be subject to the following written, objective standards:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(C) For purposes of this paragraph, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

(D) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(E) If a local government has adopted written, objective standards pursuant to subparagraph (B), the local government shall include an analysis of the standards in the analysis of constraints pursuant to paragraph (5).

(F) A local government that can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.

(G) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(H) The zoning designation or designations where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near



## Attachment 1: Sections of AB 2339 Pertaining to Emergency Shelters

amenities and services that serve people experiencing homelessness, which may include,

- health care,
- transportation,
- retail,
- employment, and
- social services,
- or that the local government will provide free transportation to services or offer services onsite.

(iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.

(I) The zoning designation or designations shall have **sufficient sites** meeting the requirements of subparagraph (H) to accommodate the need for shelters identified pursuant to paragraph (7). The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that have fewer square feet per person during the prior planning period or the locality provides similar evidence to the department demonstrating that the site can accommodate more people experiencing homelessness. Any standard applied pursuant to this subparagraph is intended only for calculating **site capacity** pursuant to this section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

(J) Notwithstanding subparagraph (H), a local government may accommodate the need for emergency shelters identified pursuant to paragraph (7) on sites owned by the local government if it demonstrates with substantial evidence that

- the sites will be made available for emergency shelter during the planning period,
- they are suitable for residential use, and
- the sites are located near amenities and services that serve people experiencing homelessness, which may include
  - health care,
  - transportation,
  - retail,

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

- employment, and
- social services, or
- that the local government will provide free transportation to services or offer services onsite.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the **capacity** necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in **an adopted 10-year plan to end chronic homelessness** and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.



# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

---

**File #:** 25-0534

**Agenda Date:** 12/2/2025

**Agenda #:** 1.

---

**Agenda Item Wording:**

Upcoming City Council Meetings

Monday, December 15, 2025 @ 7:00 p.m. at 707 W. Acequia

Tuesday, January 20, 2026 @ 7:00 p.m. at 707 W. Acequia

Note: Meeting dates and times are subject to change, check posted agenda for correct details. In compliance with the American Disabilities Act, if you need special assistance to participate in meetings contact 713-4512.

Written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 220 N. Santa Fe Street, Visalia CA 93292, during normal business hours.