

RESOLUTION NO. 2026-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, APPROVING GENERAL PLAN AMENDMENT NO. 2025-02: A REQUEST BY THE CITY OF VISALIA TO CHANGE THE LAND USE DESIGNATION ON A 21-ACRE PARCEL FROM PARKS/RECREATION TO COMMERCIAL MIXED USE. THE SITE IS LOCATED ON THE NORTHWEST CORNER OF AKERS STREET AND RIGGIN AVENUE, WITHIN THE CITY OF VISALIA, COUNTY OF TULARE (APN: 077-100-103).

**WHEREAS**, General Plan Amendment No. 2025-02 is a request by the City of Visalia to change the land use designation on a 21-acre parcel from Parks/Recreation to Commercial Mixed Use. The site is located on the northwest corner of Akers Street and Riggins Avenue, within the City of Visalia, County of Tulare (APN: 077-100-103); and,

**WHEREAS**, on September 2, 2025, the City Council of the City of Visalia initially held a public hearing before said Council regarding General Plan Amendment No. 2025-02, wherein the request was to change the land use designation on a 16-acre portion of the 21-acre parcel from Parks/Recreation to Commercial Mixed Use, and referred General Plan Amendment No. 2025-02 back to staff to designate the entire 21 acres as Commercial Mixed Use (rather than only a 16-acre portion), and directed staff to prepare the appropriate analysis and the appropriate CEQA documentation; and

**WHEREAS**, City staff has revised the application for General Plan Amendment No. 2025-02 to reflect a change of designation on the entire 21-acre parcel, and has prepared a corresponding Initial Study and Negative Declaration in compliance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on June 8, 2026; and,

**WHEREAS**, the Planning Commission of the City of Visalia considered the General Plan Amendment in accordance with Section 17.54.060 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing, and recommended approval of said General Plan Amendment; and,

**WHEREAS**, the Planning Commission of the City of Visalia adopted Resolution No. 2026-30 recommending approval of General Plan Amendment No. 2025-02; and,

**WHEREAS**, the City Council of the City of Visalia, following a period of ten (10) days after published notice, held a public hearing for General Plan Amendment No. 2025-02 on June 15, 2026.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2025-02, based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed General Plan Amendment from 21 acres of Parks/Recreation to 21 acres of Commercial Mixed Use is compatible with adjacent land uses and will not impose new land uses that would adversely affect the subject site or adjacent properties.
3. That the proposed Commercial Mixed Use land use designation under the proposed General Plan Amendment results in the placement of a land use designation that provides an efficient transition from the arterial/arterial roadway intersection to residential, parks/recreation, and public institutional uses surrounding the site.
4. That an Initial Study was prepared for the project including the General Plan Amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2026-14 be adopted for this project.

**BE IT FURTHER RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2025-02, as shown on Attachment “A” of this Resolution, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.080 of the Ordinance Code of the City of Visalia.

PASSED AND ADOPTED: June 15, 2026

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 2026-38 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 15, 2026.

Dated: June 15, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

ATTACHMENT "A"

**GENERAL PLAN AMENDMENT NO. 2025-02**

Visalia City Council  
Resolution No. 2026-38

