

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: March 24, 2025

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
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SUBJECT: Annexation No. 2024-04: A request by the City of Visalia to annex two parcels totaling 10.4 acres into the City limits of Visalia. Upon annexation, the site will be zoned Quasi-Public, which is consistent with the General Plan Land Use Designation.

General Plan Amendment No. 2024-05: A request by the City of Visalia to expand the Urban Growth Boundary by annexing two parcels into the City limits, and to change approximately one acre on the site from Residential Very Low Density land use designation to Parks/Recreation land use designation.

Location: The affected sites are located at the northwest corner of North Dinuba Boulevard and West Riverway Court (APNs: 078-110-021 & 078-110-006).

STAFF RECOMMENDATION

Annexation No. 2024-04

Staff recommends that the Planning Commission recommend that City Council initiate proceedings for Annexation No. 2024-04, as conditioned, based on the findings and conditions in Resolution No. 2024-73. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan.

General Plan Amendment No. 2024-05

Staff recommends that the Planning Commission recommend that City Council approve General Plan Amendment No. 2024-05, based on the findings and conditions in Resolution No. 2024-72. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan.

RECOMMENDED MOTION

I move to recommend that City Council initiate proceedings for **Annexation No. 2024-04**, based on the findings and conditions in Resolution No. 2024-73.

I move to recommend that City Council approve **General Plan Amendment No. 2024-05**, based on the findings and conditions in Resolution No. 2024-72.

PROJECT DESCRIPTION

The City of Visalia is the applicant and the lead agency for both the requested Annexation and General Plan Amendment (GPA). The entire project site is located outside of the city limits, within the jurisdiction of Tulare County, and outside of the City’s Urban Growth Boundary. The Annexation and GPA would facilitate the development of a 1.25-acre city dog park and St. Johns Trail connectivity within the 10.4-acre annexation area, adjacent to Riverway Court (see Exhibit “A” attached herein). The project requires approval of the GPA to expand the Urban Growth Boundary and to change approximately one acre (0.25 exact) of land use designation on the site from Residential Very Low Density to Parks/Recreation to facilitate pre-zoning on the

entire site to Quasi-Public. The City of Visalia Capital Improvement Engineering Division is managing the design and development of the project which also includes the development of an overflow parking lot located outside of the annexation area immediately to the west (Exhibit “F”).

The proposed project will become part of the Riverway Sports Park, a designated large park, that is owned and operated by the City of Visalia. The project site is located at the north end of the City, at 3611 North Dinuba Boulevard (Highway 63); with the project site being at the northwest corner of West Riverway Court and North Dinuba Boulevard. The project will expand the transformation of Riverway Court into a parking lot, providing an exit only for vehicles to Dinuba Boulevard, and prohibiting vehicular ingress from Dinuba Boulevard. The proposed project aims to enhance the visitor experience at Riverway Sports Park by providing additional parking and the City’s third dog park with the additional two dog parks being located at Plaza Bark Park (1.25 acres) and Seven Oaks Dog Park (0.6 acres). Riverway Sports Park experiences a high level of activity in the Spring and Fall seasons due to youth sports leagues making parking heavily impacted¹. The improvements are designed to address current parking limitations within the park, provide additional amenities, and support the ongoing growth and use of the Sports Park.

Currently, the Riverway Sports Park overflow parking lot functions as a dirt lot north of the existing utility and maintenance shop and north of the abandoned Riverway Drive. Per the site plan (Exhibit “B”), the project will improve the dirt lot to a city standard parking lot with lighting and Electrical Vehicle Charging Stations (EVCS). The area for the future dog park is currently outside of the city boundaries and is also unimproved. Improvements to the lot for the dog park include amenities such as a shade structure, benches, separate large and small breed areas, and connectivity to the St. Johns walking trail that is located north of the proposed site (Exhibit “C”).



Per the Operational Statement (Exhibit “D”) provided by the City of Visalia Parks Division, the hours of operation and maintenance of the dog park will align with the existing hours of operation for Riverway Sports Park. Riverway Sports Park’s current hours are every day of the week from 5:00 A.M. to 10:00 P.M.² Riverway Sports Parks is an 80-acre park that has softball and baseball complexes, 10 soccer fields, covered arbors, a splash pad and playgrounds. Apart from the baseball and softball complexes, all other amenities are available and open for public use (see Exhibit “E” for a full illustration and listing of amenities). Only the baseball and softball complexes limit access to the public based on agreements with various youth sport user

¹ City of Visalia – Riverway Sports Park, https://www.visalia.city/depts/parks_n_recreation/recreation/parkinfor/riverway_sports_park.asp

² City of Visalia – Park Rules, https://www.visalia.city/depts/parks_n_recreation/recreation/parkinfor/park_rules.asp

groups/leagues. The dog park and overflow parking lot will enhance the existing park and provide additional amenities and services that can be utilized by the entire community and visitors.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Conservation / Residential Very Low Density
Zoning:	X (Upon annexation, the site will be zoned Quasi-Public (QP))
Surrounding Zoning and Land Use:	North: X (outside of the City of Visalia limits) / Vacant parcel South: QP (Quasi-Public)/ Riverway Sports Park East: OS (Open Space) & R-1-5 (Single-Family Residential) / Dinuba Blvd, single-family residential subdivision West: X (outside of the City of Visalia limits) / Vacant land, proposed parking lot
Environmental Review:	Initial Study/Negative Declaration No. 2024-61
Special Districts:	None
Site Plan Review:	SPR No. 2024-191

PROJECT EVALUATION

Staff recommends that the Planning Commission recommend that City Council approve the initiation proceedings for the Annexation and approve the General Plan Amendment, as conditioned, based on the project’s consistency with the Land Use and Parks, Schools, Community Facilities, and Utilities Elements of the Visalia General Plan.

The proposed development of the dog park and overflow parking lot, which will be part of the Riverway Sports Park, is facilitated by the Annexation and General Plan Amendment.

General Plan Consistency

The General Plan recognizes that community parks are an important component, as recreational and aesthetic resources that contribute to the City’s character. Additionally, the General Plan guides the City to make improvements to existing parks and to support a high quality of life for its residents (Visalia General Plan, pg. 5-5 & 5-6). Currently, there are three large City parks in Visalia; Plaza Park to the west, Riverway Sports Park to the north, and Mooney Grove Park to the south which is maintained and operated by the County of Tulare. According to the General Plan, *“these parks each have a distinct character, and all are meant to draw residents from across the city”* (Visalia General Plan, pg. 5-7). Riverway Sports Park is considered a *“Large City Park”* which, per the General Plan, is *“intended to serve the recreational needs of all city residents and create opportunities for contact with the natural environment.”* The proposed project will contribute to the existing amenities of Riverway Sports Park and will provide additional access to the existing St. Johns River Trail, which successfully meets the types of opportunities for recreation within the natural environment as well as enhances the city (Visalia General Plan, pg. 5-2).

The project site is located north of the existing Riverway Sports Park, and the development of the dog park and overflow parking lot will be considered part of the Riverway Sports Park complex. The proposed dog park and overflow parking lot are compatible with the surrounding

area and is consistent with the General Plan Parks, Schools, Community Facilities, and Utilities Policy PSCU-P-14, which requires the *“design of parks to enhance neighborhood character and minimize negative impacts.”* The project is located on vacant parcels that were undeveloped and underutilized, and the development of the dog park and parking lot will provide a much needed amenity to the Sports Park, and will aesthetically enhance the area and provide greater access to the St. Johns River Trail. The project supports the city’s commitment to *“creating and maintaining a park system that meets citizens’ recreational needs, maximizes landscapes endowed by the natural environment, and contributes to the City’s quality of life”* (General Plan, pg. 5-1) with the addition of the dog park and overflow parking lot. Additionally, the project is consistent with General Plan Policy PSCU-P-24, as the improvements to the Riverway Sports Park with the development of the dog park promotes *“innovative park design that responds to neighborhood needs and user groups,”* as there are only two existing dog parks in the city with a population of approximately 145,000 residents.

The project is also consistent with General Plan Land Use Element Policy LU-P-29, which directs the City to *“use regional and community parks and open space to enhance gateways to the City and as a buffer between adjacent communities.”* As mentioned previously, Riverway Sports Park is located in the northern area of the city, along the limits of the city and of the Urban Growth Boundary. The dog park and parking lot will be considered part of Riverway Sports Park and will assist in enhancing the buffer and serving as a gateway to the communities north of Visalia. The project also will provide connectivity to St. Johns River Trail and is consistent with General Plan Land Use Objective LU-O-17, to *“use St. Johns River and other waterways as structuring elements for the City’s urban form as well as scenic and recreational features.”*

Staff supports the project because the project meets the overall intent of the General Plan and its policies.

Consistency with State Law: Housing Crisis Act of 2019 (Government Code Sec. 66300)

The Housing Crisis Act of 2019 mandates that jurisdictions shall not adopt an entitlement that changes general plan land use designations of parcels to a less intensive use with regards to the site’s residential development capacity below what was in effect on January 1, 2018 (Government Code Section 66300(b)(1)).

However, it should be acknowledged that the General Plan land use designation being eliminated amounts to approximately 0.25 acres of land that is specified for development at a density of 0.1 to 2 units per gross acre, and that the size and configuration of the land use designation does not meet City standards for accommodating any residences. Trying to develop the 0.25 acre of Very Low Density Residential area is not feasible or practical given the odd shape assigned to this land use designation. In addition, the City approved a specific plan residential project that “up-zoned” 16-acres of Very Low Density land use designation to Low and Medium Density residential land uses to obtain more dwelling units within that residential project, which can be used if necessary, to demonstrate that the City of Visalia has not reduced residential development capacity. Therefore, the City finds that there is reasonable argument that this statute pertaining to the Housing Crisis Act of 2019 is not in conflict by this General Plan Amendment.

Consistency with State Law: No Net Loss Law (Government Code Sec. 65863)

The purpose of the No Net Loss Law is to ensure that a jurisdiction continues to maintain adequate sites to accommodate its remaining unmet regional housing needs allocation (RHNA) by each income category at all times throughout the entire Housing Element planning period. Similar to the Housing Crisis Act of 2019 explained above, a jurisdiction cannot take action to

reduce a parcel's residential density without finding that the jurisdiction has other remaining sites that can accommodate its remaining unmet RHNA.

For this project which will change approximately 0.25 acres of Very Low Density Residential land designations to Parks / Recreation designation, the parcels are currently located outside of the City limits and outside of any Growth Tier. As such, the affected parcel has not been assigned units affiliated with the jurisdiction's RHNA or site inventory. Therefore, the City has no obligation under state law to replace the land use designation.

Local Street Connectivity and On-Site Improvements

The dog park and parking lot will be supported with street connectivity from Riverway Court. Currently, there is no parcel frontage to a public street, with Riverway Court terminating at a cul-de-sac about 1,000 feet east of Giddings Street. The abandoned portion of Riverway Court east of the parking lot will be restricted to vehicle "exit only" with only a right hand turn at North Dinuba Boulevard due to traffic restrictions and safety per the Visalia Traffic Engineer and California Department of Transportation (Caltrans), who has jurisdiction over North Dinuba Boulevard (Highway 63).

Vehicles will be able to access the parking lot and dog park on the west side of Riverway Sports Park, entering through North Giddings Street. Entrance for the overflow parking lot will be through the Riverway Court cul-de-sac. Exiting this area will be either by wrapping around the parking lot to exit back towards Riverway Court and eventually North Giddings Street or by driving east to the Dinuba Boulevard restricted right-turn/exit only approach.

The Site Plan Review comments for this project are attached and conditioned as part of the project which note the above requirements.

Environmental Review

An Initial Study and Negative Declaration were prepared for the proposed project consistent with the California Quality Environmental Act (CEQA). Initial Study and Negative Declaration No. 2024-61 disclosed that environmental impacts are determined to be less than significant and mitigation measures are not required. Staff recommends that the City Council adopt Initial Study and Negative Declaration No. 2024-61 for this project.

RECOMMENDED FINDINGS

Annexation No. 2024-04

1. That the annexation is consistent with the intent of the General Plan and Zoning Ordinance, 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 Annexation, which will re-designate 10.4 acres of AE-20 (Agricultural Exclusive 20-acre) County zone district to Q-P (Quasi-Public) zone district, will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcels are not located within an Agricultural Preserve.
4. That the parcel will be annexed into Voting District 4 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts are determined to be less than significant and that Negative Declaration No. 2024-61, is hereby adopted. Furthermore, the design of the dog park and proposed improvements are not likely to cause

substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

General Plan Amendment No. 2024-05

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, in creating an additional one acre of Parks / Recreation designation, will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. The loss of approximately one acre of Very Low Density land use designation will not have an impact upon the Housing Crisis Act of 2019 (State Government Code Section 66300) since the General Plan land use designation being eliminated amounts to approximately 0.25 acres of land that is specified for development at a density of 0.1 to 2 units per gross acre, and being that the size and configuration of the land use designation does not meet City standards for accommodating any residences.
4. That the General Plan Amendment, including the expansion of the Urban Development Boundary, will help facilitate the development of an overflow parking lot and dog park consistent with the General Plan Polices, including Policy PSCU-P-14, which requires the *“design of parks to enhance neighborhood character and minimize negative impacts,”* and Policy PSCU-P-24, which promotes *“innovative park design that responds to neighborhood needs and user groups,”* being that the improvements of Riverway Sports Park with the development of the dog park and overflow parking lot promote innovative park design and enhance the area.
5. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts are determined to be less than significant and that Negative Declaration No. 2024-61, is hereby adopted. Furthermore, the design of the dog park and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS

Annexation No. 2024-04

1. Upon annexation, the territory shall be zoned Q-P (Quasi-Public) consistent with the General Plan Land Use designations and surrounding area.

APPEAL INFORMATION

For the Annexation and General Plan Amendment, the Planning Commission’s recommendation is advisory only. The final decision will be made by the Visalia City Council following a public hearing. Therefore, the Planning Commission’s recommendation on this matter is not appealable.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-73 – Annexation No. 2024-04
- Resolution No. 2024-72 – General Plan Amendment No. 2024-05
- Exhibit "A" – Annexation Exhibit
- Exhibit "B" – Site Plan
- Exhibit "C" – Concept Master Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – Riverway Sports Park Amenities and Information
- Exhibit "F" – Aerial overview of Riverway Sports Park & Project Site
- Initial Study / Negative Declaration No. 2024-61
- Site Plan Review No. 2024-191 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policies:

- LU-P-29:** Use regional and community parks and open space to enhance gateways to the City and as a buffer between adjacent communities.
- PSCU-P-14** Design parks to enhance neighborhood character and minimize negative impacts.
- PSCU-P-24** Promote innovative park design that responds to neighborhood needs and user groups.

Chapter 17.52

Quasi-Public Zone

17.52.010 Purpose and intent.

The purpose and intent of the quasi-public zone is to provide a zone that is intended to allow for the location of institutional, academic, community service, governmental, and nonprofit uses. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7630)

17.52.015 Applicability.

The requirements in this chapter shall apply to all property within the QP zone district. (Ord. 2017-01 (part), 2017)

17.52.020 Permitted uses.

Permitted uses in the quasi-public zone include public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public building, structures and facilities; public playgrounds, parks and community centers. Permitted uses also include wireless telecommunication facilities on parcels that are a minimum of five (5) acres, subject to the requirements of Section [17.32.163](#) (Regulation of Wireless Telecommunication Facilities) of the Visalia Zoning Ordinance. The keeping of household pets, subject to the definition of household pets set forth in Section [17.04.030](#). Other uses similar in nature and intensity as determined by the city planner. (Ord. 2017-01 (part), 2017: Ord. 2015-01 § 3 (part), 2015: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7631)

17.52.030 Conditional uses.

Conditional uses in the quasi-public zone include:

- A. Public and quasi-public uses of an education or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes, senior care facilities, senior housing; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Ambulance service;
- D. Electric distribution substations;
- E. Gas regulator stations;
- F. Public service pumping stations;
- G. Communications equipment buildings;
- H. Wireless telecommunication facilities on parcels that are a less than five (5) acres subject to the Section [17.32.163](#) of the Visalia Zoning Ordinance;
- I. Residential development specifically designed for senior housing;
- J. Other uses similar in nature and intensity as determined by the city planner.
- J. Emergency shelters, subject to Section [17.32.130](#);
- K. Low barrier navigation centers, subject to Section [17.32.135](#);
- L. Other uses similar in nature and intensity as determined by the city planner.

(Ord. 2022-06 (part), 2022: Ord. 2017-01 (part), 2017: Ord. 2015-01 § 3 (part), 2015: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7632)

Chapter 17.54

GENERAL PLAN AMENDMENTS

17.54.010 Purpose.

As the general plan for Visalia is implemented, there may be a need for amendments to land use boundaries and policies of the general plan. Such amendments shall be made in accordance with the procedure prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7650)

17.54.020 Initiation.

A. An amendment to the land use boundaries of the general plan may be initiated by any interested person or the owners of the property within the area for which the amendment is proposed. The area of a proposed land use amendment and/or policy amendment may be expanded in scope by the planning commission in the resolution of intention.

B. An amendment to land use boundaries and/or policies may be initiated by the city planning commission or the city council by adoption of a resolution of intention. (Ord. 2017-01 (part), 2017: prior code § 7651)

17.54.030 Application procedures.

A. An application for an amendment shall be filed by the applicant with the city planning commission on a form prescribed by the commission. Said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which a land use boundary amendment is proposed or the authorized agent of the owner. In the case of a policy amendment the statement shall indicate the interest of the applicant;
3. Address and legal description of the subject property, if applicable;
4. The application shall include material deemed necessary by the city planner to clearly show the applicant's proposal.

B. The application shall be accompanied by a fee set by resolution of the city council to cover the cost of processing the application. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7652)

17.54.040 Public hearing—Notice.

Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area under consideration if an amendment to the land use element is under consideration. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7653)

17.54.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission. (Ord. 2017-01 (part), 2017: prior code § 7654)

17.54.060 Hearing.

At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence regarding the proposed amendment. (Ord. 2017-01 (part), 2017: prior code § 7655)

17.54.070 Action of city planning commission.

Within forty-five (45) days following the public hearing, the city planning commission shall make a specific recommendation and shall transmit a report to the city council. The report shall include a resolution recommending either approval or denial of the proposed amendment, together with pertinent information and the report of the city planning staff. (Ord. 2017-01 (part), 2017: prior code § 7656)

17.54.080 Action of the city council.

A. Upon receipt of the resolution and report of the city planning commission, the city council shall hold at least one public hearing with public notice as prescribed in Section 17.54.040. Following the noticed public hearing, the city council shall approve, deny or modify the city planning commission recommendation.

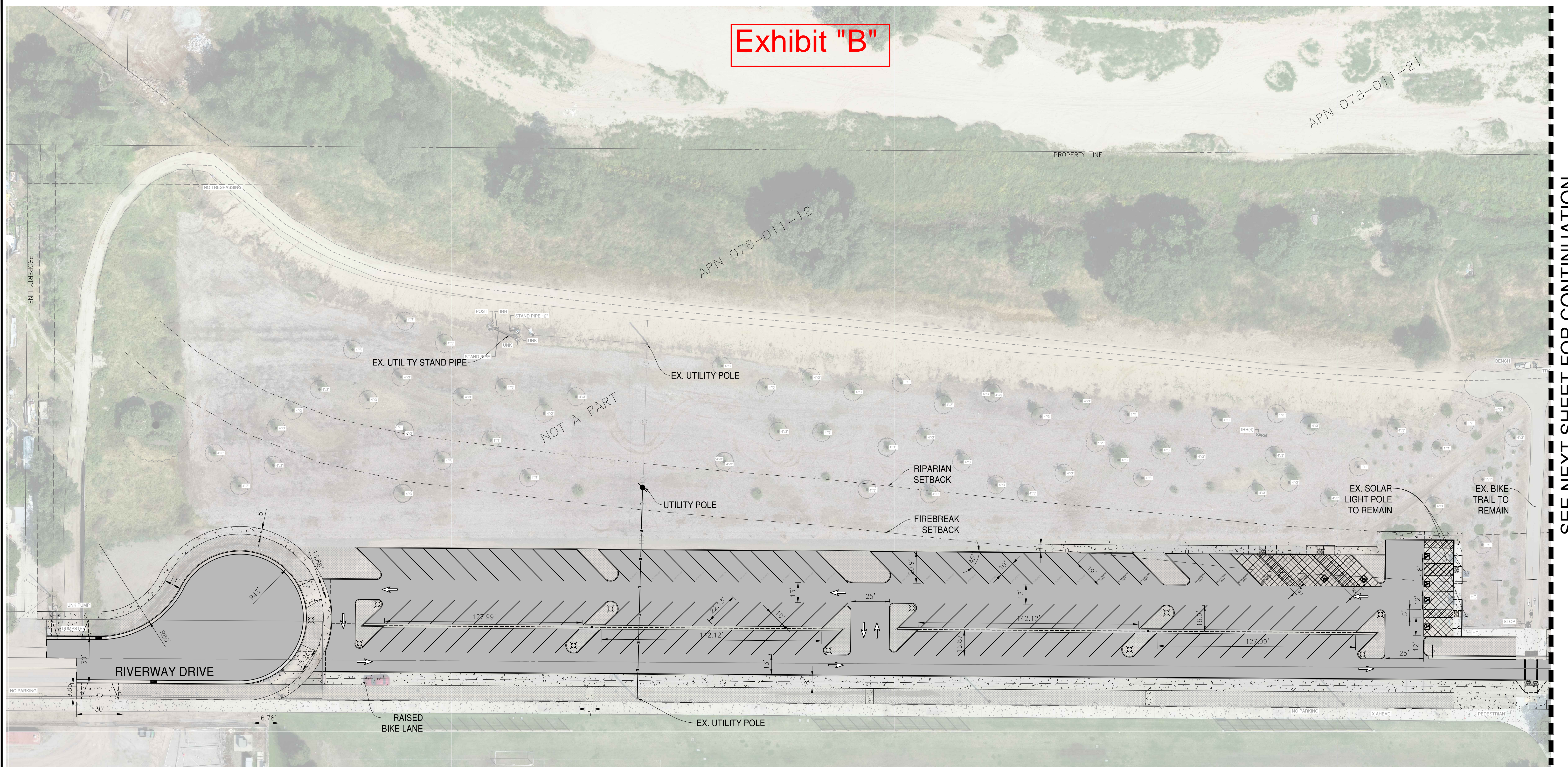
B. If the element or amendment has been approved by the city planning commission, the city council shall not modify the recommendation until the proposed change or modification has been referred back to the city planning commission for a report and a copy of the report has been filed with the city council. Failure of the city planning commission to report within forty (40) days after the reference, or such longer period as may be designated by the city council shall be deemed to be approval of the proposed change or modification. It shall not be necessary for the city planning commission to hold a public hearing on such proposed change or modification.

C. The adoption of a general plan element, or amendment, shall be by resolution of the city council. (Ord. 2017-01 (part), 2017: prior code § 7657)

Exhibit "B"

APN 078-011-21

APN 078-011-12



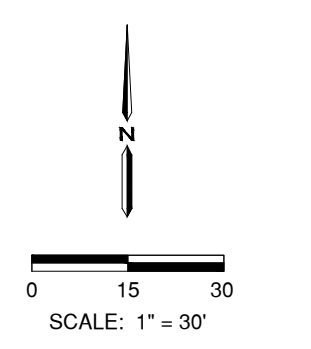
SEE NEXT SHEET FOR CONTINUATION

# PARKING STALLS	
STANDARD PARKING STALLS	90
ADA STALLS	5
ADA VAN STALLS	1
EVCS STALLS	6
EV READY	19
STANDARD ACCESSIBLE EVCS STALLS	1
VAN ACCESSIBLE EV READY	1
TOTAL PARKING STALLS	123
PARCEL AREA	339,247 S.F.

VISALIA RIVERWAY SP
PARKING LOT
VISALIA, CALIFORNIA

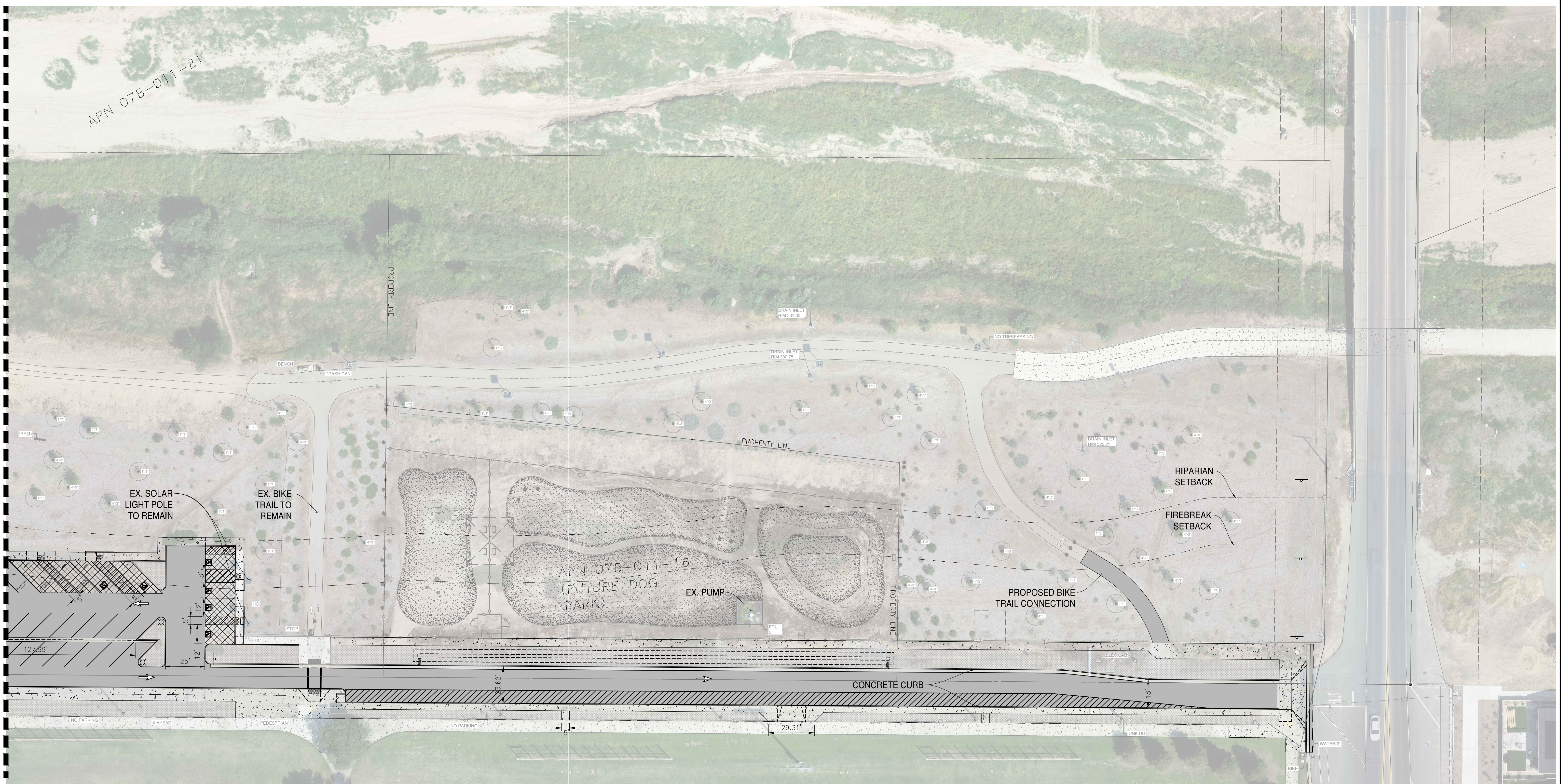


PREPARED BY: **Westwood**
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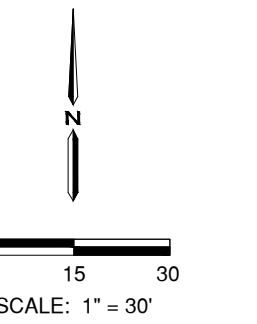
SEE PREVIOUS FOR CONTINUATION



VISALIA RIVERWAY SP PARKING LOT

VISALIA, CALIFORNIA

PREPARED BY: **Westwood**
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 Fresno, CA 93720
 westwoodps.com



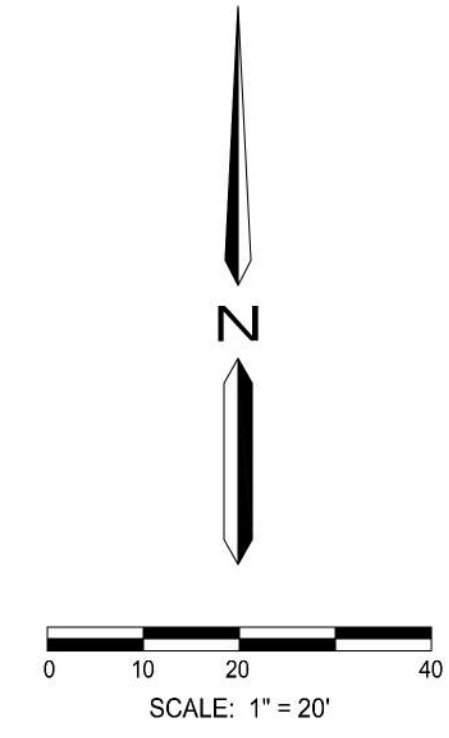
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RIVERWAY DOG PARK

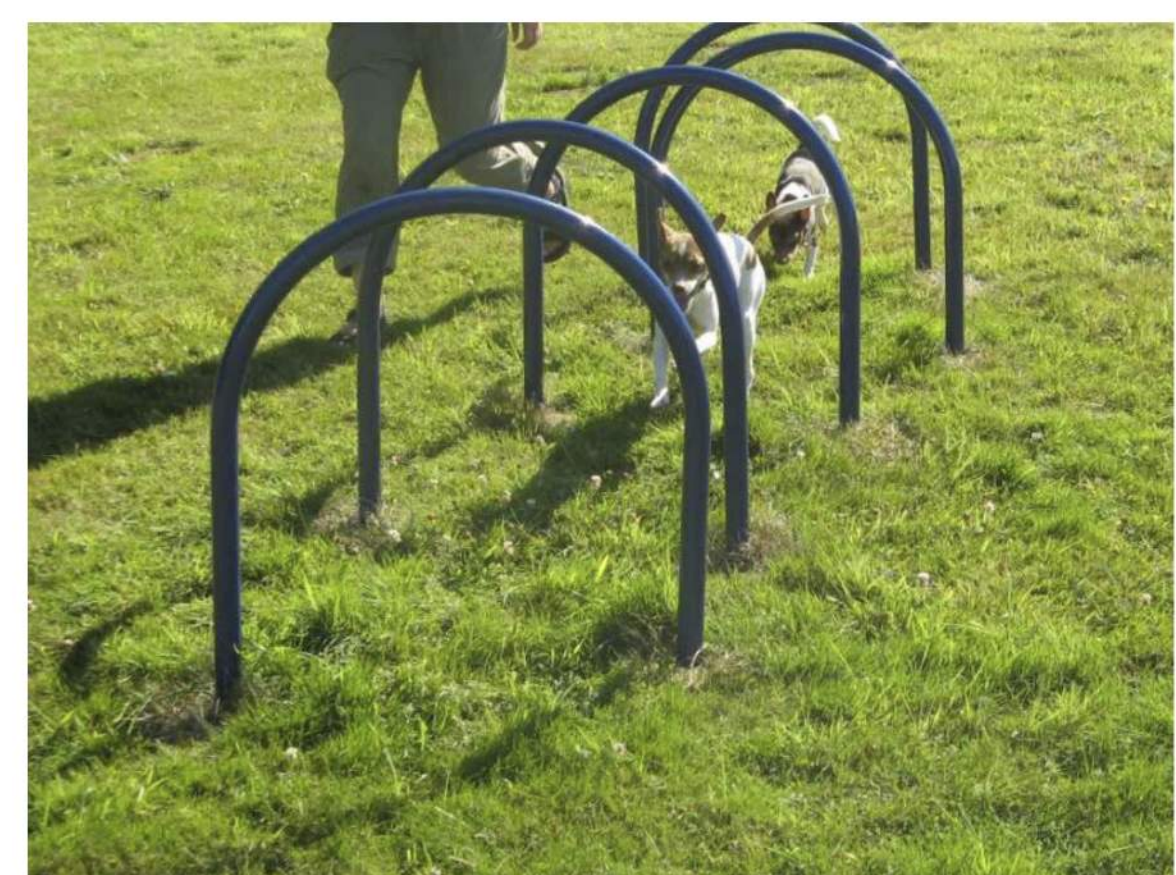
Exhibit "C"

LEGEND - DOG PARK

- 1 DOG PARK ENTRY - 'STADIUM STYLE'
- 2 SMALL DOG PARK
- 3 LARGE DOG PARK
- 4 CHAIN LINK FENCE & GATE
- 5 EXISTING WELL
- 6 8' MIN. EXTERIOR DIRT PATH
- 7 4' WIDTH BENCH
- 8 BIORETENTION BASIN
- 9 AGILITY WALK (SET OF 5)
- 10 CORGI CLIMB (A FRAME CLMB)
- 11 FLEX WEAVE POLES
- 12 HOUND HOOPS (SET OF 5)
- 13 ADJUSTABLE TIRE JUMP (2)
- 14 PRECAST SPHERE SOCCERBALLS
- 15 PRECAST SPHERE BASEBALLS
- 16 LAWN AREA
- 17 SHADE TREE
- 18 LARGE PERIMETER TREE
- 19 ACCENT TREE
- 20 HOUND HURDLES
- 21 EX. LANDSCAPE TO REMAIN
- 22 30'X30' SHADE STRUCTURE
- 23 CONCRETE FLATWORK



AMENITIES - DOG PARK



DRAFT CONCEPT MASTER PLAN

03.05.2025

Westwood
Westwood Professional Services, Inc. westwoodps.com

NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THIS DOCUMENT IS MARKED PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY IMAGES SHOWN ARE TO CONVEY CONCEPT ONLY. CONSTRUCTION PLANS WILL VARY DEPENDING ON BUDGET, CLIENT DIRECTION, COMMUNITY INPUT AND FINAL MATERIALS SELECTION.

Exhibit "D"

The proposed project aims to enhance the visitor experience at Riverway Sports Park through the expansion of an overflow parking lot and the addition of a 1.25-acre dog park. These improvements are designed to address current parking limitations, provide additional amenities for residents and visitors, and support the ongoing growth and use of the Sports Park.

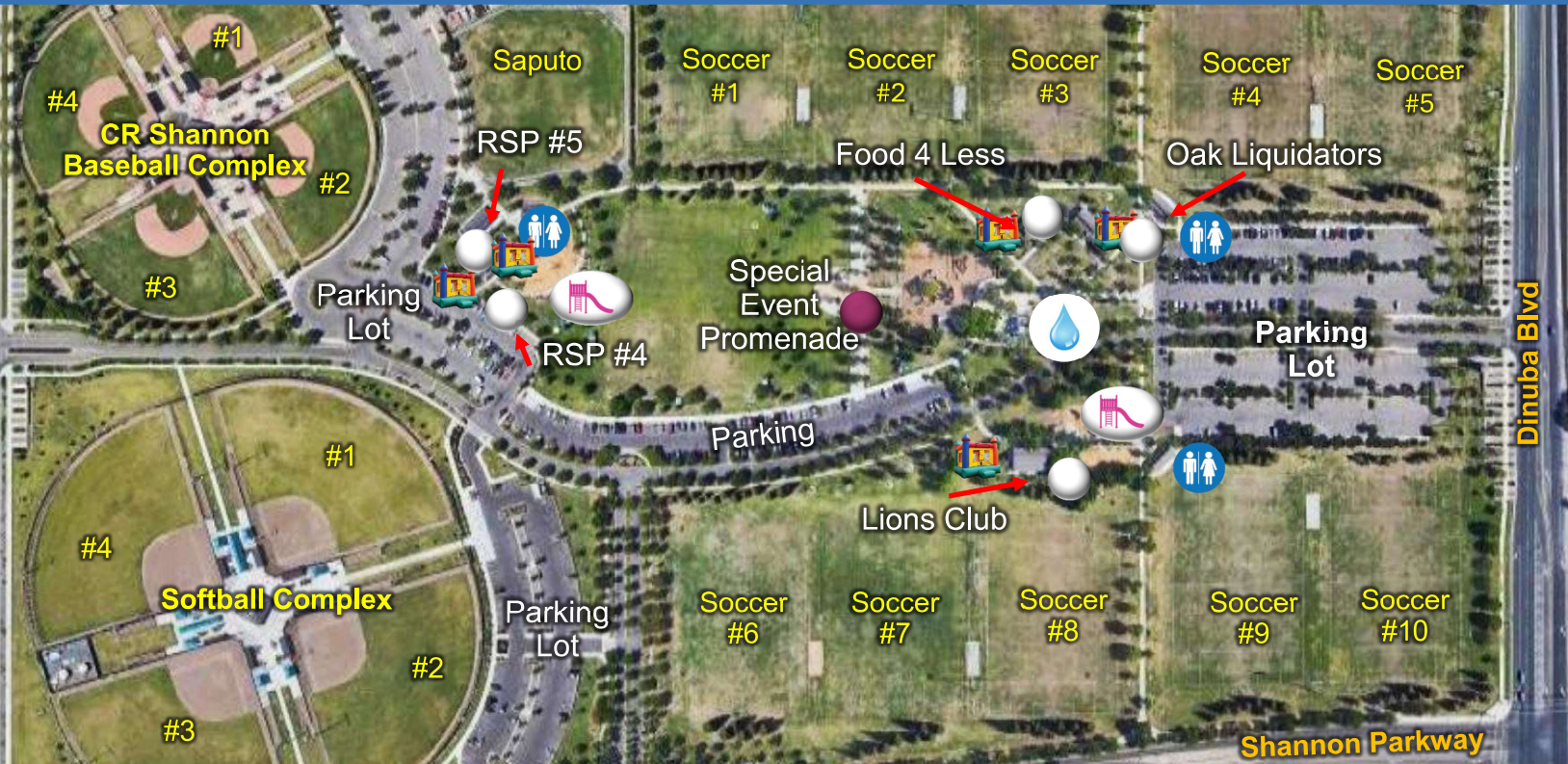
The Riverway Sports Park overflow parking lot remains to be a dirt lot just north of the utility and maintenance shop. This project aims to improve the dirt lot to a formal parking lot with lighting and Electrical Vehicle Charging Stations (EVCS).

Additional amenities included in the Dog Park are shade structures, benches, separate large and small breed areas, and connectivity to the St. John's walking Trail at the Dog Park. By providing Trail Access from the St. John's Berm and Bicycle access this promotes the existing Active Park designation of the Sports Park.

Hours of operation and maintenance of the park are going to follow the same schedule as set for the Riverway Sports Park.

Riverway Sports Park

Location: 3611 N. Dinuba Blvd. Acres: 80



Map Key

-  Covered Arbors: All
-  Playgrounds
-  Splash Pad
-  Approved Bounce House Locations: All Arbors
-  Restrooms
-  Special Event Promenade

Picnic Areas:

<u>Areas</u>	<u>Capacity</u>	<u>Rental Fee</u>
*Lions Club	176	\$230
Oak Liquidators	72	\$114
Food 4 Less	72	\$114
RSP #4	72	\$114
RSP #5	72	\$114

*Requires Additional \$100 deposit & liability insurance. Additional Permits with fees may apply.

Park Amenities:

- Restrooms
- 10 Soccer Fields
- 4 Baseball Field Complex
- 4 Softball Field Complex
- 2 Children's Playgrounds
- 5 Picnic Areas
- Barbeque Grills
- Open Play Areas
- Multiple Parking Areas
- Special Event Promenade
- Splash Pad

Revised 7.30.2024

For more information, call or visit us at

(559) 713-4365 • recreation@visalia.city • www.liveandplayvisalia.com

Exhibit "F"



Project Site

Riverway Sports Park

Ave

W Riverway Ct

W Riverway Ct

Rd 124 Rd 124

Weddings St

W Shannon Pkwy

Siddings St

Jacob

Conyc

N Ditch Rd 124

NEGATIVE DECLARATION

Project Title: Annexation No. 2024-04 and General Plan Amendment No. 2024-05

Project Description: Annexation No. 2024-04 is a request by the City of Visalia to annex two parcels totaling approximately 10.4 acres into the city limits of Visalia. Upon annexation, the site area would be zoned QP (Quasi-Public), which is consistent with the General Plan Land Use Design. The project area is not within an Agricultural Preserve or Williamson Act contract.

General Plan Amendment No. 2024-05 is a request by the City of Visalia to expand the Urban Growth Boundary by annexing two parcels into the City limits, and to change approximately one acre on the site from Residential Very Low Density land use designation to Parks/Recreation land use designation.

The Annexation and the General Plan would facilitate the development of a city dog park and associated parking lot within the project site.

Project Location: The site is located on the northwest corner of North Dinuba Boulevard and West Riverway Court (APNs: 078-110-021 & 078-110-006).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Traffic Impact Statement	()

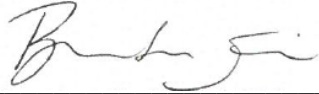
DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Brandon Smith, AICP
Environmental Coordinator

By:  _____

Date Approved: February 11, 2025

Review Period: 30 days

INITIAL STUDY

I. GENERAL

A. Annexation No. 2024-04 is a request by the City of Visalia to annex two parcels totaling approximately 10.4 acres into the city limits of Visalia. Upon annexation, the site area would be zoned QP (Quasi-Public), which is consistent with the General Plan Land Use Design. The project area is not within an Agricultural Preserve or Williamson Act contract.

General Plan Amendment No. 2024-05 is a request by the City of Visalia to expand the Urban Growth Boundary by annexing two parcels into the City limits, and to change approximately one acre on the site from Residential Very Low Density land use designation to Parks/Recreation land use designation.

The Annexation and the General Plan would facilitate the development of a city dog park and associated parking lot within the project site.

B. Identification of the Environmental Setting:

The parcels are currently vacant and undeveloped and are located to the north of the existing Riverway Sports Park Complex. The proposed development would enhance the existing park by providing additional amenities to the community. The site is located on the northwest corner of North Dinuba Boulevard and West Riverway Court (APNs: 078-110-021 & 078-110-006). The entire project area is primarily surrounded by open space with the exception of Riverway Sports Park to the south and the River Island Ranch subdivision to the southeast. The project is supported by a General Plan Amendment to bring the property inside of the City's Urban Growth Boundary, as the project site is currently outside of the Urban Growth Boundary.

The surrounding uses, Zoning, and General Plan for the 10.4-acre parcels are as follows:

	General Plan	Zoning	Existing uses
North:	Agriculture/ Conservation	X (area outside of the City of Visalia limits)	Vacant, St. John's River
South:	Parks & Recreation	QP (Quasi-Public)	Riverway Sports Park
East:	Conservation / Residential Low Density	OS (Open Space), R- 1-5 (Single-family Residential)	Dinuba Boulevard, single-family residential subdivision
West:	Conservation / Very Low Residential Density	X (area outside of the City of Visalia limits)	Vacant land; proposed parking lot

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon annexation and the development of the project area.

C. Plans and Policies: The General Plan Land Use Diagram designates the site as Residential Very Low Density and Conservation. Per the General Plan Amendment and upon annexation the entire site would be designated Parks/Recreation land use designation and, upon annexation, zoned Quasi-Public, which is consistent with Land Use Element of the General Plan, and consistent with the standards for Quasi-Public development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.52.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project. The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

V. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update) passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan) passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Colleen A. Moreno
Assistant Planner



Brandon Smith, AICP
Environmental Coordinator

- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- 1 ii) Strong seismic ground shaking?
- 1 iii) Seismic-related ground failure, including liquefaction?
- 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
- 1 i) result in a substantial erosion or siltation on- or off-site;
- 1 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
- 1 iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- 1 iv) impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XIII. NOISE

Would the project:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XVI. RECREATION

- 2 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 2 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 2 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- 2 a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/21084.2 and 21084.3

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Saint John's River and trail may be considered a scenic vista; however, the view will not be adversely impacted by the project.
- b. There are no scenic resources on the site.
- c. The City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded upon any future development. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will facilitate the construction of an overflow parking lot and dog park, creating new sources of light that are typical of that use. The City has development standards that require light to be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project is not located on property that is identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b. The project is not located on property that is party to a Williamson Act contract. Existing Tulare County zoning for the area is AE-20 (Exclusive Agriculture Zone 20 Acre Minimum). Although the site is zoned for agriculture no nearby agriculture would be hindered due to the site's separation from agriculture uses by the Saint John's River.
- c. The City of Visalia does not have a zoning classification for forest land, additionally the site is not considered forest land and is currently vacant. Therefore, the site will not conflict with any forest land.
- d. There is no forest land currently located on the site.
- e. The annexation area is located directly south of the Saint John's River and is bounded by properties within City Limits on the south, east and west of the site. The surrounding area is primarily developed with Parks/Recreation and urban uses. The project will not result in conversion of Farmland to nonagricultural use or the conversion of forest land to non-forest use.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore not be a significant impact.
- b. Future development of the site under the Visalia General Plan may result in emissions that exceed thresholds established by the SJVAPCD for PM10 and PM2.5. However, the project being considered is a request to annex 10.4 acres of County area into the City Limits. The annexation itself will not result in emissions that violate air

quality standards or contribute substantially to existing or projected air quality violations.

Future development of the project area is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, future development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

Tulare County is designated non-attainment for certain federal ozone and state ozone levels. Future development of the project site, which is not being considered at this time, may result in a net increase of criteria pollutants. However, as the proposal is solely for an annexation and general plan amendment affecting one acre of land use designation, it will not result in increases of pollutants.

Future development of the project site may be required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

- c. Uses located near the project area may be exposed to pollutant concentrations as a result of future construction activities. However at this time, the project being considered is an annexation which will bring two County parcels into the City Limits. The elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation will not result in the generation of substantial pollutant concentrations.
- d. The project involves the change of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation and would not involve the generation of objectionable odors.

IV. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use. Staff also conducted a site visit in January 2025 to observe biological conditions, and did not observe any evidence or symptoms that would suggest the presence of a candidate, sensitive, or special species.

Based on the above, the site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not

have a substantial adverse effect on a sensitive, candidate, or special species.

- b. The project is located adjacent to Saint John's River and is considered a sensitive riparian habitat or other natural community. The City has a General Plan Policy in place pertaining to riparian habitats and development standards. Any development within the riparian habitat is subject to the standards and requirements outlined.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites as it would only involve the elimination of a jurisdictional boundary and affect one acre of land use designation. This site was evaluated in the Visalia General Plan Update EIR for conversion to urban use.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local, regional or state habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. ENERGY

- a. The project only involves the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation, however future development of the site includes construction of a dog park and overflow parking lot which could increase the energy consumption related to worker trips and operation of construction equipment. This increase would be temporary and limited through the compliance with local, state, and federal regulations.
- b. The project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The proposed project will comply with all state and local polices related to energy efficiency.

VII. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines or areas prone to seismic activity or landslides. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The proposal involves the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation that will not itself affect topsoil. Future development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that on- and off-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project site area is currently vacant and future development will not include any development that would utilize the need of septic tanks or alternative waste water disposal systems.
- f. There are no unique geological features and no known paleontological resources located within the project area. If some potentially unique paleontological or unique geological resources are unearthed during development all work should cease until a qualified professional paleontologist can evaluate the finding and make necessary mitigation recommendations.

VIII. GREENHOUSE GAS EMISSIONS

- a. The project is not expected to generate Greenhouse Gas (GHG) emissions as the proposal involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation. Future development of the overflow parking lot and dog park may result in the release of greenhouse gas emissions in the short term due to construction activity and long-term due to day-to-day operation of the park.

The City has prepared and adopted a Climate Action Plan (CAP), which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions.

Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020 and to a level 80% below 1990 baseline levels by 2050. In addition, the State has enacted SB 32 which included provisions for reducing the GHG emission levels to a level 40% below 1990 baseline levels by 2030.

The proposed project will solely eliminate a jurisdictional boundary and will amend the land use designation on one acre of land use designation and will not impede the State's ability to meet the GHG emission reduction targets under AB 32 and SB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the elimination of a jurisdictional boundary and general plan amendment.
- b. As the proposal involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation, no significant hazards are foreseen as a result of accidents. Future construction activities associated with development of parking lot and dog park may include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is one school located 0.22 miles southwest of the project area (Riverway Elementary School). However, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The Tulare County Comprehensive Airport Land Use Plan shows the project area is located outside the Airport Influence Area and the Airport Safety Zones. Therefore the project will not result in a safety hazard or excessive noise for people residing or working in the project area.
- f. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wildlands within or near the project area.

X. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements as it involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation. Any future development of the project site would be required to meet the City's improvement standards for

directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.

- b. The project will not substantially deplete groundwater supplies in the project vicinity as it involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation.

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Future development within the project area will result in an increase of impervious surfaces, which might affect the amount of precipitation that is recharged to the aquifer. As the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c. The project will not result in substantial erosion on- or off-site. The proposal involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation. Future development of the site will adhere to a 100-foot riparian setback along Saint John's River which lies north of the project site. Development of the site will not alter the course of the river and no streams are located near the site.

Future development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The project will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Future development of the site will also not impede or redirect flood flows. The proposal involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation.

Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The proposal involves only the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation. Future development will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.

- d. The project area is located within Zone AE, which indicates an area that is within a high-risk flood hazard area. This is due to the proximity to Saint John's River. The project area is located along Saint John's River; however, it is outside potentially hazardous areas for seiches and tsunamis. Due to the site's proximity to Saint John's River there is the potential for mudflow occurrence, however these impacts are less than significant.
- e. As the proposal is only for the elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation, future development of site would not expose people or structures to risks from failure of levee or dam.

However, the project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located approximately 35 miles to the east from the project site. In the case of dam failure, people and structures would be exposed to flooding risk. This impact is considered significant and unavoidable.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the placement of people and structures to an area at risk of dam failure. The General Plan contains multiple polices that address the issue, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact.

Because there is still a significant impact, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

XI. LAND USE AND PLANNING

- a. The project will not physically divide an established community. Upon annexation, the project is supported by a General Plan Amendment to change approximately one acre on the site from Residential Very Low-Density land use designation to Parks/Recreation land use designation, which is consistent with the surrounding land use designations and future use of the site. The project site is located directly north of the existing Riverway Sports Park and is bordered by a Minor Arterial status roadway, Dinuba Boulevard (State Highway 63) to the east.
- b. The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia, as it only involves elimination of a jurisdictional boundary and a general plan amendment affecting one acre of land use designation. The proposed project is to be developed on land designated for Parks/Recreation which is consistent with the surrounding land use designations as identified in Table 9-1 "*Consistency between the Plan and Zoning*" of the General Plan.

XII. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XIII. NOISE

- a. The project will not result in noise generation typical of urban development, as it will only eliminate a jurisdictional boundary and a general plan amendment affecting one

acre of land use designation. Future development of overflow parking lot and dog park will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise levels will increase temporarily during the construction of these facilities but shall remain within noise limits and will be restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive land uses would be less than significant.

- b. The annexation and general plan amendment itself will not result in impacts from ground-borne vibration or noise. However, ground-borne vibration or ground-borne noise levels may occur as a result of future construction activities associated with development of the parking lot and dog park. Any construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. The project site is not located within the Airport Influence Area nor within the Airport Safety Zones nor near a private airstrip and therefore will not expose people residing or working in the project area to excessive noise levels.

XIV. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan. The proposal itself will have no effect as it will only remove a jurisdictional boundary and will amend the land use designation on one acre of land use designation.
- b. The proposal itself will have no effect as it will only remove a jurisdictional boundary and will amend the land use designation on one acre of land use designation. Future development of the parking lot and dog park will not displace any housing or people as the proposed site is currently vacant.

XV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at Visalia Station 54 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. Neither the annexation project nor the parking lot and dog park proposal will generate new students for which existing schools in the area may accommodate.
 - iv. Current Park facilities can adequately serve the site without a need for alteration as the project as proposed is a request to expand the existing Riverway Sports

Park. Impact fees will be paid upon development to mitigate the project's proportionate impact on these facilities.

- v. Other public facilities can adequately serve the site without a need for alteration.

XVI. RECREATION

- a. The proposed project may affect the use of existing neighborhood and regional parks or other recreational facilities as the future development of the dog park will be the third in the city providing an amenity not available at all city parks. This in turn can result in the increase of use at the park, however it is considered less than significant.
- b. The proposed project includes the expansion of Riverway Sports Park with the future development of the overflow parking lot and dog park. The construction of the parking lot and dog park will not have an adverse physical effect on the environment as currently the area is a vacant dirt lot, and the development will provide improvements from landscaping to park amenities.

XVII. TRANSPORTATION AND TRAFFIC

- a. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Future development will result in an increase to traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. As the proposal will only result in elimination of a jurisdictional boundary and will amend the land use designation on one acre of land use designation, the project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b).
- c. The project will only result in the elimination of a jurisdictional boundary and will amend the land use designation on one acre of land use designation. Future development of the site will not increase any hazards due to geometric design feature or incompatible uses. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Tribal notification was circulated in accordance with Senate Bill 18. No response was received pertaining to the project. The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria

set forth in subdivision (c) of Public Resource Code Section 5024.1, because it is an isolated infill site surrounded by existing urban development.

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. The project is proposing to only eliminate a jurisdictional boundary and amend the land use designation on one acre of land use designation. Future development of the site will not include any development that will require connection to the existing City sanitary sewer lines.

The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The proposal would only eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation and will thus not require construction or expansion of storm water facilities. Future development will be adequately served by existing facilities.

Future development onsite will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts. The project also does not require the relocation or construction of new or expanded electric power, natural gas, or telecommunications.

- b. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- c. The project will solely eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation and will not require wastewater services. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant upon future development.
- d. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- e. The project will be able to meet the applicable regulations for solid waste. Removal of debris from future construction will be subject to the City's waste disposal requirements.

XX. WILDFIRE

- a. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The proposal will only eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation.
- b. The proposal will only eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation and therefore will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Additionally, the site is located on a flat area of open space land and is considered to be at little risk of fire.

- c. The proposal will only eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation. Future development of the site will include the development of infrastructure such as a road, however all improvements would be subject to City standards and Fiore Marshal approval. The proposed project would not exacerbate fire risk.
- d. The proposal will only eliminate a jurisdictional boundary amend the land use designation on one acre of land use designation. Future development of the dog park and overflow parking lot will not expose people or structures to significant risks as the site is relatively flat.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to

urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Brandon Smith, AICP
Environmental Coordinator

February 11, 2025
Date



October 8, 2024

Site Plan Review No. 2024-191:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **August 28, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue circular scribble.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE August 28, 2024
SITE PLAN NO. 2024-191
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT

PLANNING COMMISSION PARK/RECREATION

General Plan Amendment & Annexation

HISTORIC PRESERVATION OTHER:

ADDITIONAL COMMENTS: LAFCO - Annexation

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Colleen A. Moreno, Planning Division, (559) 713-4031

Date: August 28, 2024

SITE PLAN NO: 2024-191
PROJECT TITLE: Riverway Parking Lot & Dog Park
DESCRIPTION: Using grant funds and park funds to construct a dog park and parking lot north of Riverway Sparts Park
APPLICANT: JONATHAN J FRAUSTO
LOCATION TITLE: N Dinuba Blvd and W Riverway Ct
APN TITLE: 078-011-120
ZONING: X (Outside City limits)
GENERAL PLAN: Conservation

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Annexation
- General Plan Amendment
- Building Permit

PROJECT SPECIFIC INFORMATION: August 28, 2024

1. Annexation of the project site shall be required. It is recommended that additional City Owned properties adjacent to the project site be included in the annexation request.
2. A General Plan Amendment shall be required to annex property located outside of the City of Visalia Urban Growth Development Tiers and for land use designation of Conservation. It is recommended that Parks staff meet with Planning staff to discuss the General Plan Amendment/Annexation process and how it will affect the dog park project. Contact Principal Planner, Brandon Smith at 559-713-4636, brandon.smith@visalia.city.
3. Note that upon annexation the project site would be pre-zoned OP (Open Space). Under this zoning designation, a Conditional Use Permit will not be required.
4. Note that with annexation, the Parks department will need to hire a surveyor to survey the property for map boundaries and legal descriptions required for annexation.
5. A detailed site plan shall be provided showing the property line and all proposed site improvements and structures. The site plan shall also show building setbacks.
6. A detailed Operational Statement shall be provided describing all proposed uses.
7. The location of all existing and proposed fencing shall be provided on the site plan. Details on height, length, and material types shall be provided.
8. A Landscape Plan shall be provided for both the dog park and parking lot. A minimum of 10% of the parking lot shall be landscaped and continuously maintained.
9. No more than ten (10) consecutive stalls shall be allowed without an approved landscaped tree well of 80 sq. ft. or more.
10. It is recommended that the site promote the use of time and/or motion sensitive parking lot and security lights, where feasible.
11. Obtain a Building Permit.
12. Comply with all other comments, codes and ordinances.

NOTES:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWEL0 standards is required indicating that the landscaping has been installed to MWEL0 standards.

Applicable sections of the Visalia Municipal Code:

- 17.10 Open Space Zone
- 17.30 Development Standards
- 17.32.080 Maintenance of landscaped areas
- 17.34 Off-street Parking and Loading Facilities

Accessible at <https://codelibrary.amlegal.com/codes/visalia/latest/overview>

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature:



BUILDING/DEVELOPMENT PLAN REQUIREMENTS ENGINEERING DIVISION

- Edelma Gonzalez 713-4364
- Luqman Ragabi 713-4362
- Sarah MacLennan 713-4271

ITEM NO: 7 DATE: AUGUST 28TH, 2024

SITE PLAN NO.: 24-191
 PROJECT TITLE: RIVERWAY PARKING LOT AND DOG PARK
 DESCRIPTION: USING GRANT DUNDS AND PARK FUNDS TO CONSTRUCT A DOG PARK AND PARKING LOT JUST NORTH OF THE RIVERWAU SPORT PARK. (PREVIOUS SPR 21-137)

APPLICANT: JONATHAN J FRAUSTO
 PROP OWNER: CITY OF VISALIA
 LOCATION: RIVERWAY
 APN: 000-013-770

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter **RIVERWAY AND AS NECESSARY FOR ONSITE DRAINAGE**
 - Drive approach size: **18' MIN** Use radius return; **PER COMMERCIAL STDS**
 - Sidewalk: **5' MIN** width; _____ parkway width at **PROVIDE ACCESSIBILITY ONSITE**
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **FOR ANY WORK NEEDED WITHIN CALTRANS RIGHT-OF-WAY. DINUBA BLVD**
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO DRAIN TO STREETS**
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:
- Install street striping as required by the City Engineer. **AT TIME OF CIVIL REVIEW**
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company **ST JOHNS RIVER** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide 100' wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **WITH FRONTAGE IMPROVEMENTS**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. ***Proposed development will not incur impact fees.***
2. ***A building permit is required, standard plan check and inspection fees will apply.***
3. ***Provide compliance with current accessibility code requirements, including accessibility from parking lot to dog park entrance.***
4. ***Any required backflow devices to be installed on private property and not in the public right-of-way.***
5. ***New structures to connect to City sewer. Install laterals if none exist to serve parcel.***
6. ***Maintain 100' setback from St. Jonhs river. Show required riparian setback on site plan.***
7. ***Provide adequate lighting onsite.***
8. ***Parallel curb ramp serving accessible parking stalls shall provide 36" minimum wide turning space without detectable warnings.***
9. ***Parking, drive approach, sidewalk, street lighting, and curb gutter shall meet City Stds.***
10. ***Provide compliance with current accessibility code requirements.***
11. ***Maintain 100' setback from St. Jonhs River and an additional 30ft minimum firebreak setback.***

12. Additional design consideration is required at the connection of Riverway Drive and Dinuba Blvd. to accommodate the proposed drive approach with existing improvements. See additional comments from Traffic Safety Division.

13. Site plan shows infiltration trench. City does not consider percolation/infiltration factors in sizing basins. Refer to City Std. D-36: Design criteria for drainage.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-191**
Date: **08/28/2024**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**08/17/2024**)
(Project type for fee rates: **SITE IMPROVEMENT**)

Existing uses may qualify for credits on Development Impact Fees. **SFD**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Treatment Plant Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.

Edelma Gonzalez

Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

SR 24191
 RIVERWAY PARKING & DOG PARK
 07301120

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Code Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE * Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS**
For information call (559) 713-4444
- Arrange for an on-site inspection. (Fee for inspection \$157.00)
- School Development fees.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: ALL ACCESSIBLE ROUTES SHALL BE A MIN. OF 48 INCHES WIDE WITH PASSING SPACES OF 60 INCHES X 60 INCHES EVERY 200 FT INTERVALS.

VAL COARCIA 2/28/24
 Signature

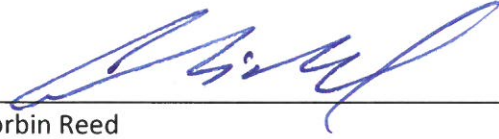


Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	August 28, 2024
Item #	7
Site Plan #	24191
APN:	078011120

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.



Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 08/28/24
 Item: 7
 Site Plan: SPR24191
 Name: Robert Avalos

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled/ Restricted etc.

- lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 28, 2024

ITEM NO: 7 Added to Agenda MEETING TIME: 10:30
SITE PLAN NO: [SPR24191](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Riverway Parking Lot & Dog Park
DESCRIPTION: Using grant funds and Park funds to construct a dog park and parking lot just north of the Riverway Spor Park.

Previous SPR # 21-137
APPLICANT: Jonathan J Frausto - Applicant
APN: 078011120

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Parking lot exit onto Dinuba Blvd restricted to right turn only. No left turn out allowed. Design geometrics required to to force the right turn out, prevent left turns, and prevent wrong way entry.
- Lighting needed at end of culdesac.

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

24191

August 28, 2024

- XX** No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Solid Waste has no additional comments regarding the proposed Dog Park.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532


Susan Currier

From: Rajput, Rosy@DOT <Rosy.Rajput@dot.ca.gov>
Sent: Thursday, August 29, 2024 12:24 PM
To: Susan Currier; Colleen Moreno
Cc: Padilla, Dave@DOT; Deel, David@DOT; lorena.mendibles@dot.ca.gov
Subject: Response from D6 Caltrans : SITE PLAN REVIEW for 08-28-2024
Attachments: SPR Agenda 8-28-24.pdf

Hi Colleen and Susan,

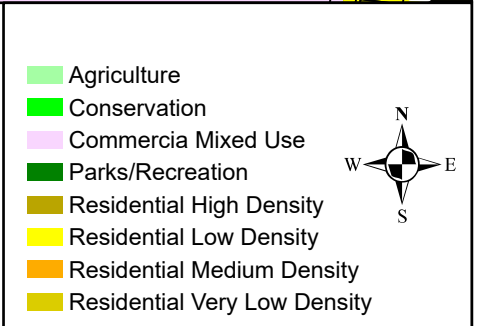
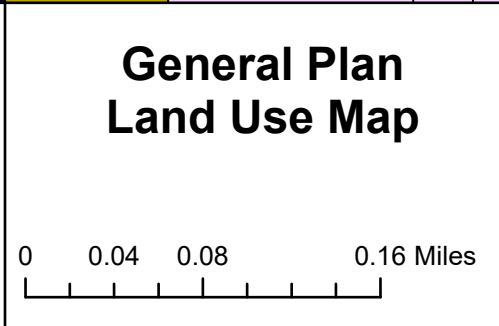
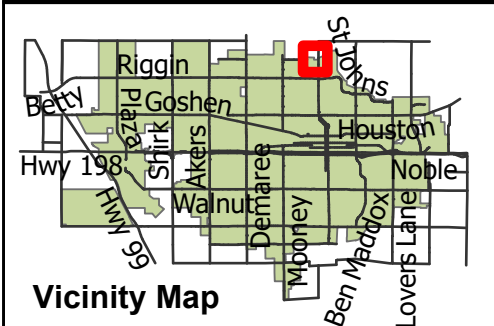
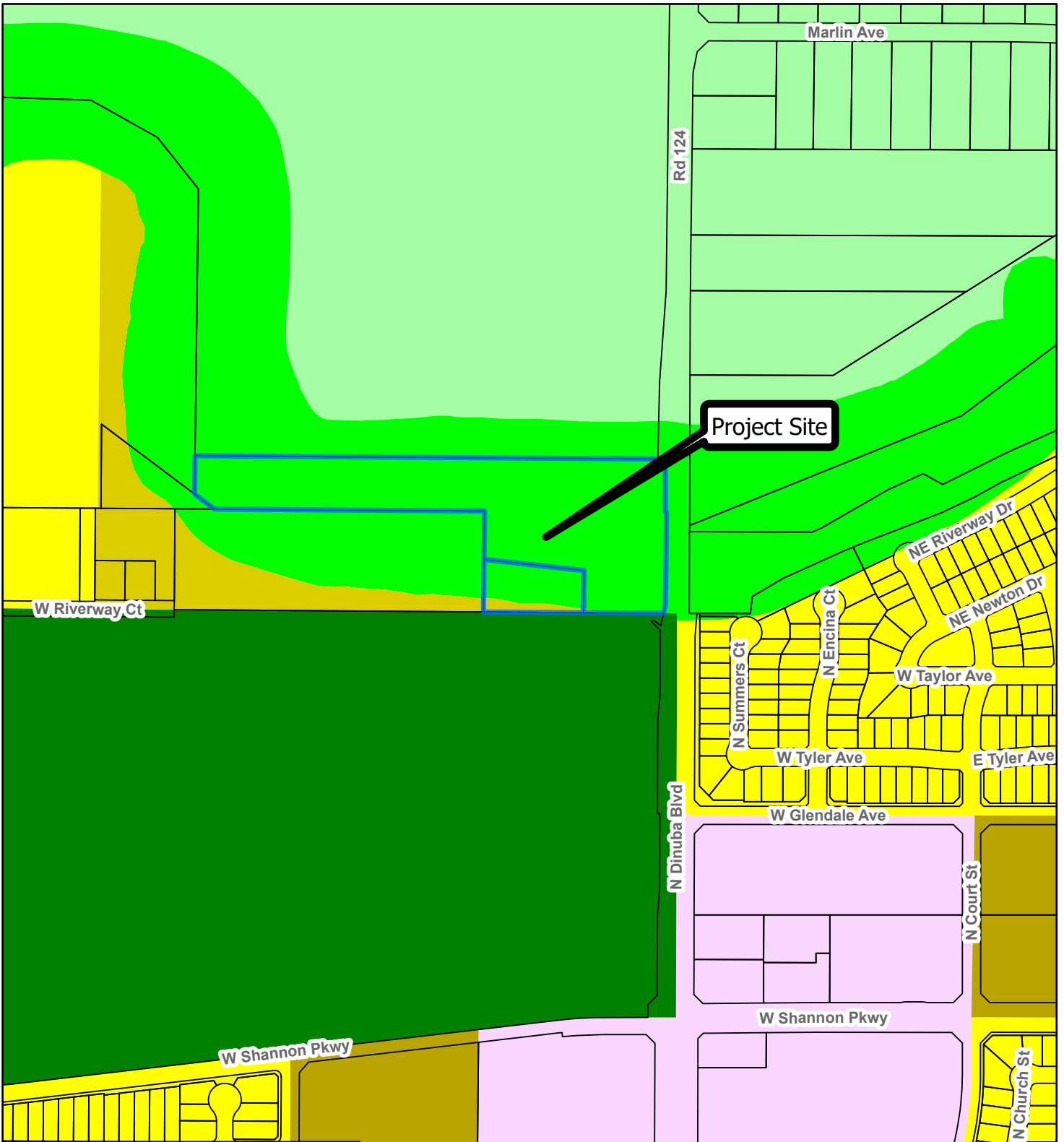
This email summarizes Caltrans response to the following site plans:

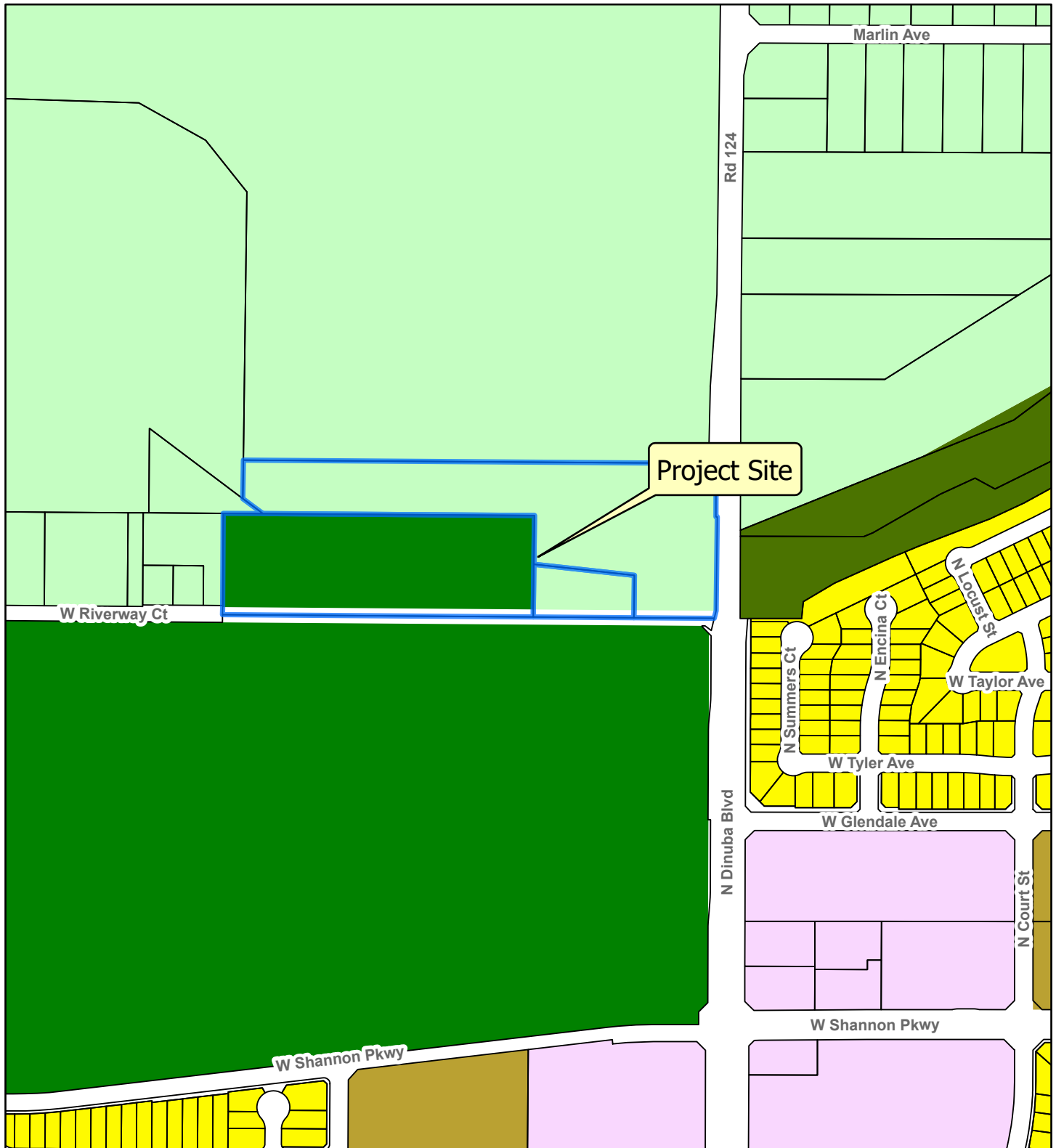
- **SPR24189 – Massage Salon on Lovers Lane:** No comment
- **SPR24185 – Visalia Auto Center:** No comment
- **SPR24186 – California Dairies:** No comment
- **SPR24187 – Cre8vies Mentoring Program:** No comment
- **SPR24188 – Barrel House:** No comment
- **SPR24190 – Curves by Kika:** No comment
- **SPR24191 – Riverway Parking Lot & Dog Park:** No comment
- **SPR24192 – Eight Ft Wrought Iron Fence on Plaza Drive:** No comment
- **SPR24193 – The Mix – Adding Outdoor Dining:** No comment
-

Please let me know if you have any questions or require further clarification on any of these plans.

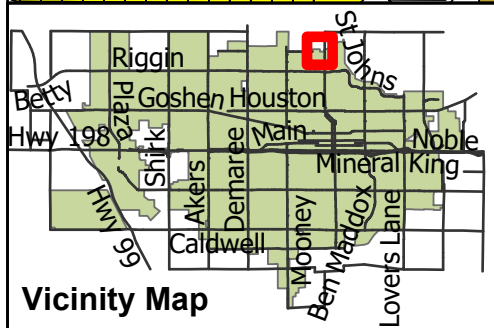
Thanks,



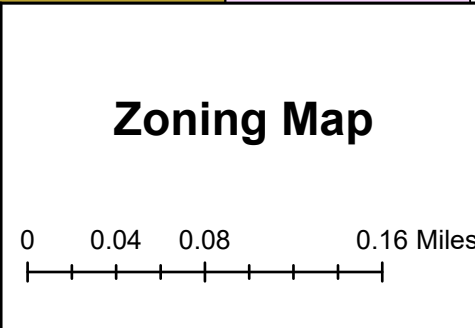




Project Site

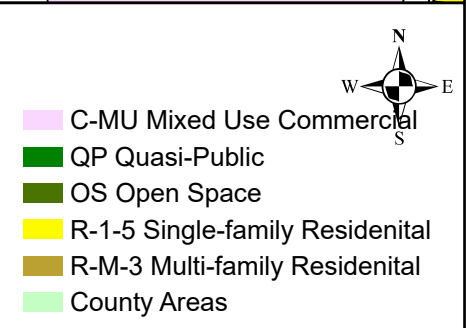


Vicinity Map



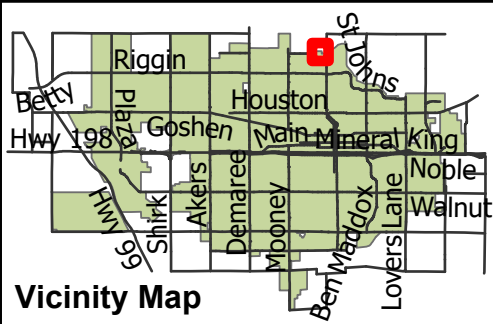
Zoning Map

0 0.04 0.08 0.16 Miles

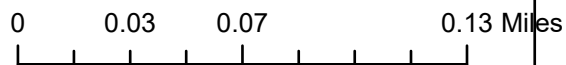


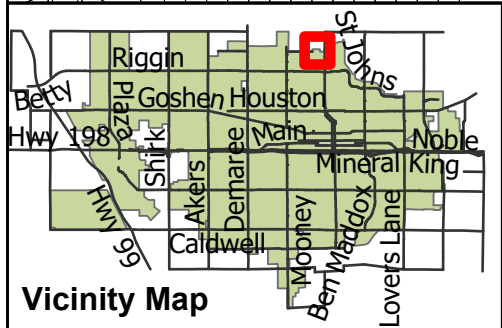
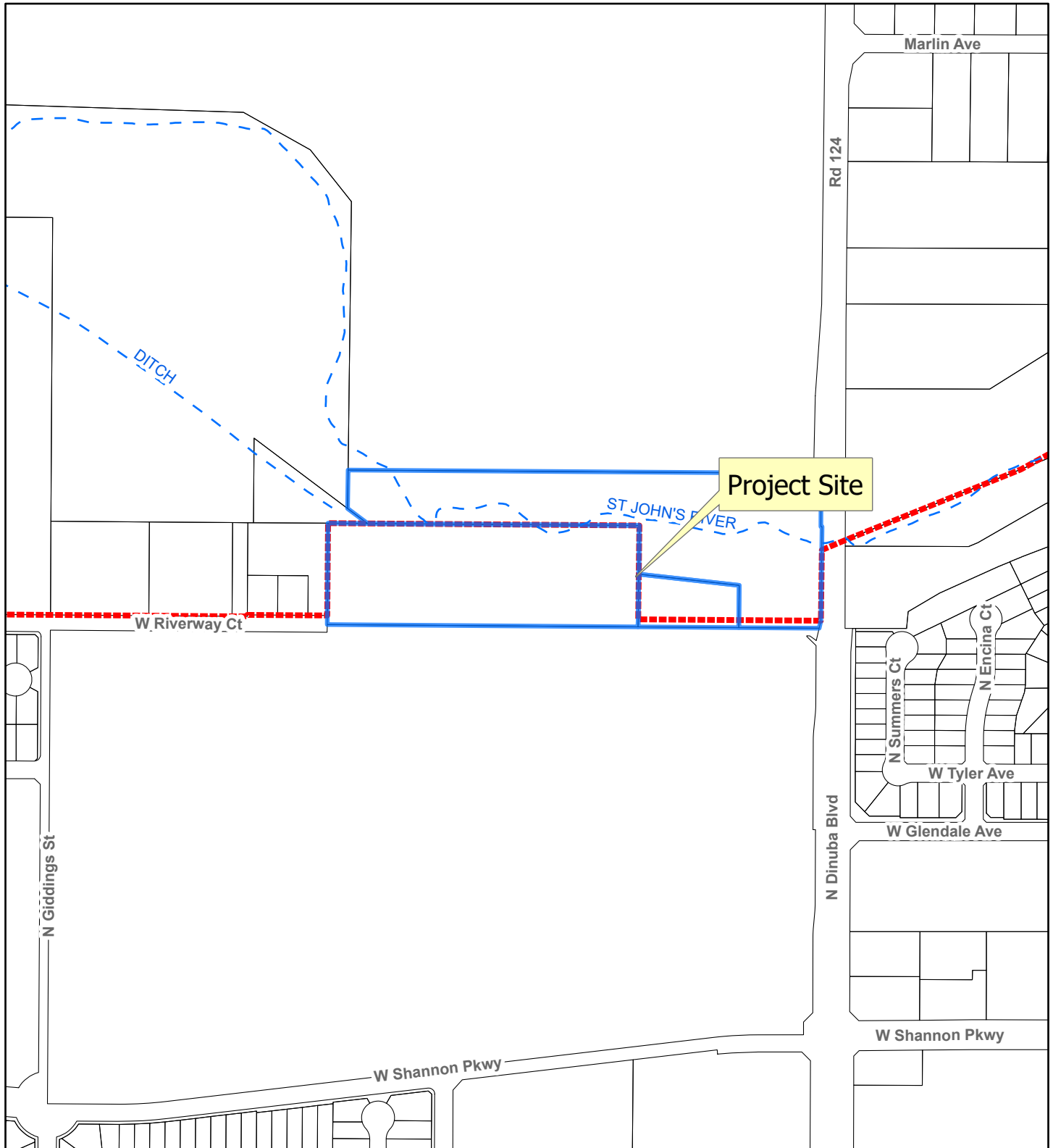
- C-MU Mixed Use Commercial
- QP Quasi-Public
- OS Open Space
- R-1-5 Single-family Residential
- R-M-3 Multi-family Residential
- County Areas





Aerial Map





Vicinity Map



Vicinity Map