

CITY OF VISALIA

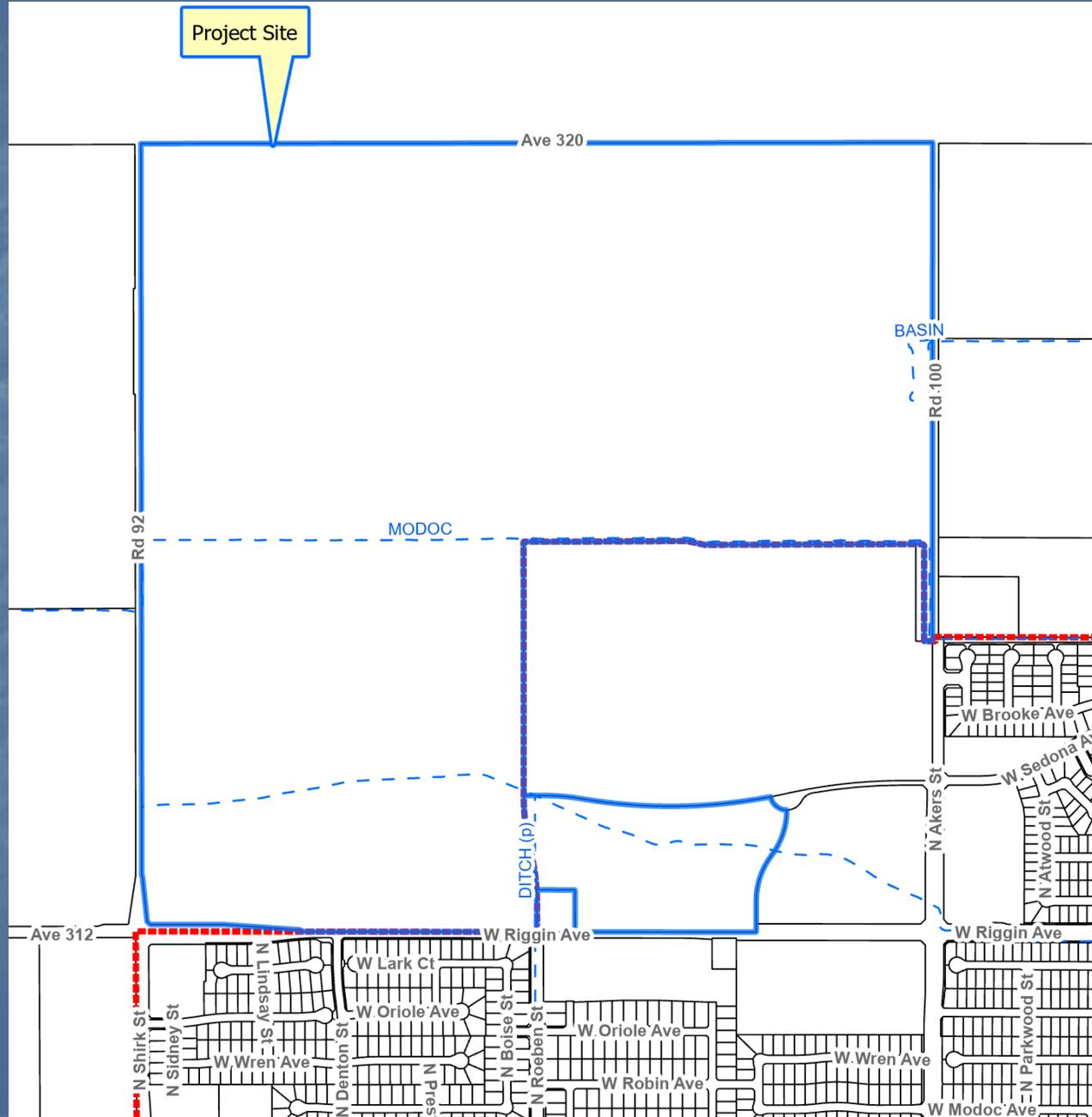
CITY COUNCIL
October 2, 2023



Entitlements

- Specific Plan – applies to entire community
- General Plan Amendment – land use designations
- Annexation – into Visalia City limits
- Tentative Subdivision Map – Divides R-1-5 zoning in Tier II into 375 lots (approved by Commission)
- Commercial Parcel Map – Divides Shirk/Riggin commercial site into 8 lots (approved by Commission)

Carleton Acres Specific Plan



Recommendation

- **Certify Final Environmental Impact Report (EIR)**
 - Including Findings of Fact, Statement of Overriding Considerations & Mitigation Monitoring Program
- **Annexation No. 2021-05**
 - Initiate filling of Annexation application with Tulare County LAFCO
- **General Plan Amendment No. 2021-14**
- **Specific Plan No. 2021-13**
 - Adoption of 1st Reading of Ordinance

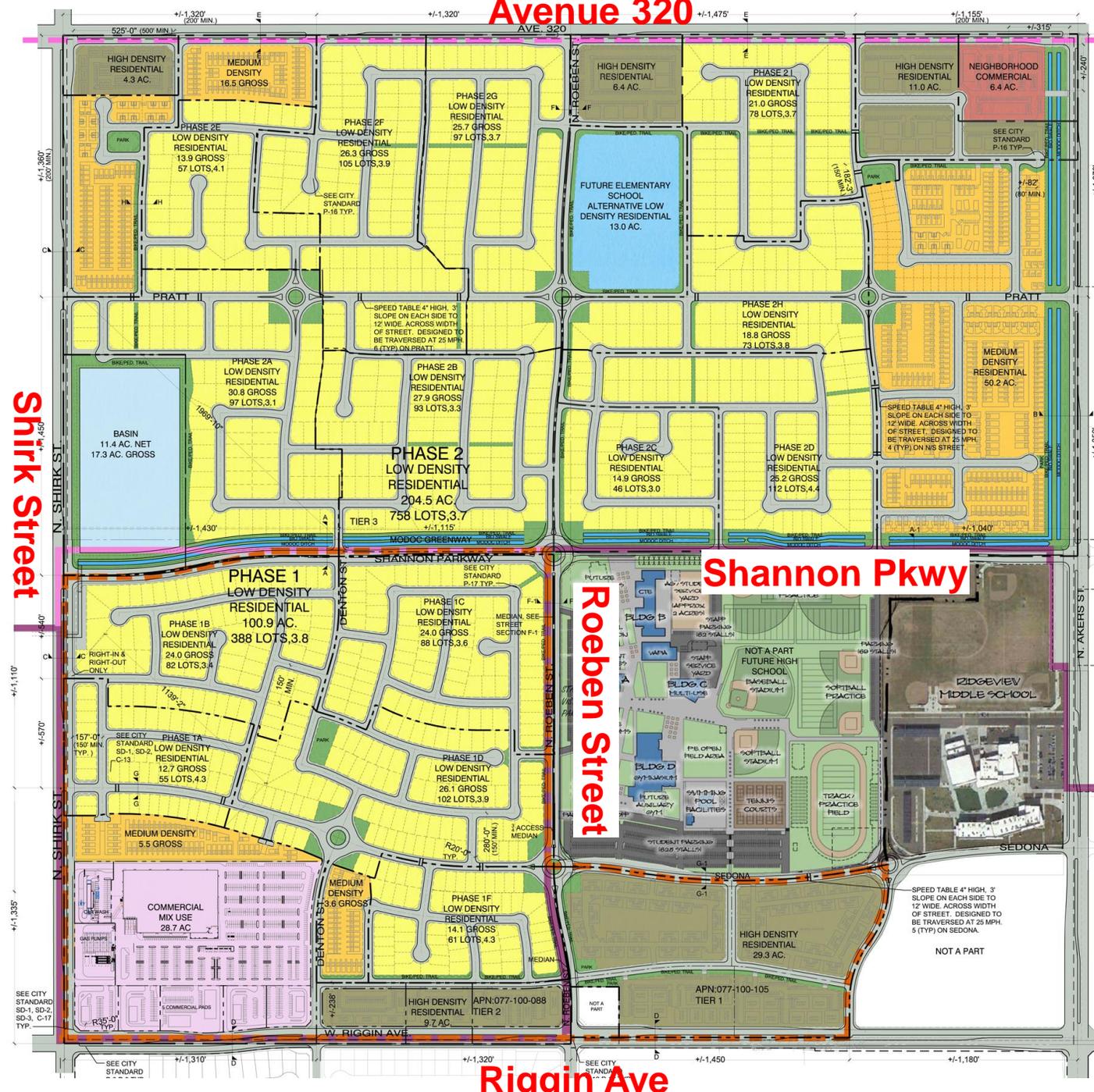
Based on

- Planning Commission recommendation & original staff recommendation on September 11, 2023.

Summary of Request

- Objective: 507-acre Master-planned new community
- Land Uses:
 - Up to 3,262 dwelling units, 205,000 sq. ft. leasable commercial space, 17 acres Parks/Trails, 17-acre Basin, elementary school
- Growth: Beginning in Tiers I/II, continuing to Tier III subject to Development Agreement
- Owner: Hayes Ranch LLC
- Applicant: West Star Construction

Avenue 320



Shannon Pkwy

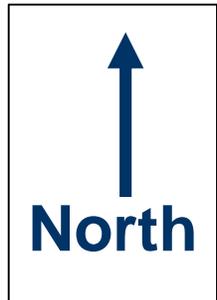
Shirk Street

Akers Street

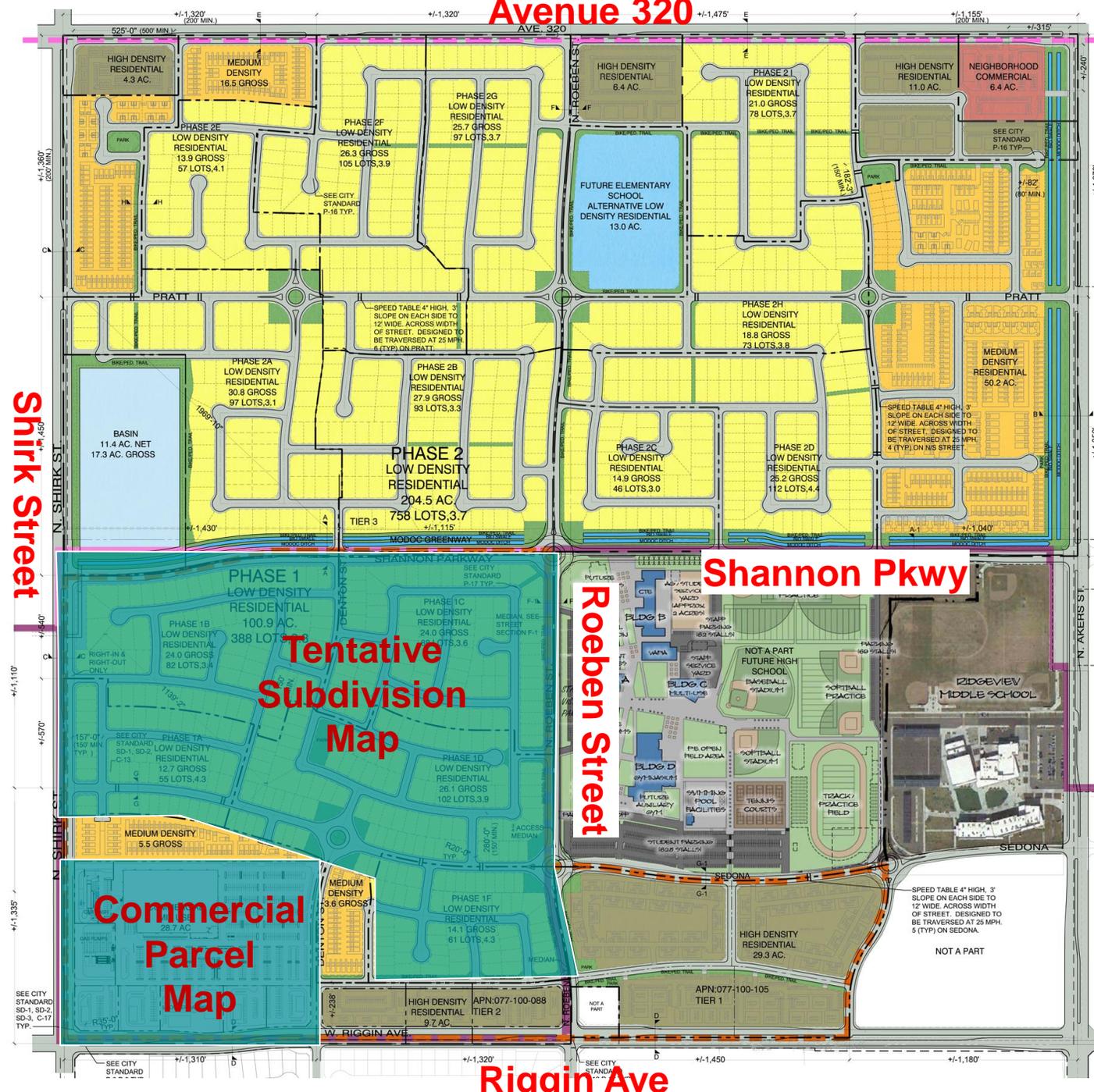
Robben Street

Riggin Ave

Concept Plan



Avenue 320



Tentative Subdivision Map

Commercial Parcel Map

Shannon Pkwy

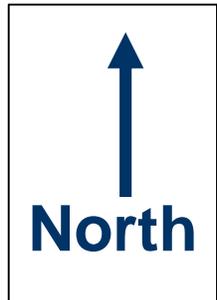
Roeben Street

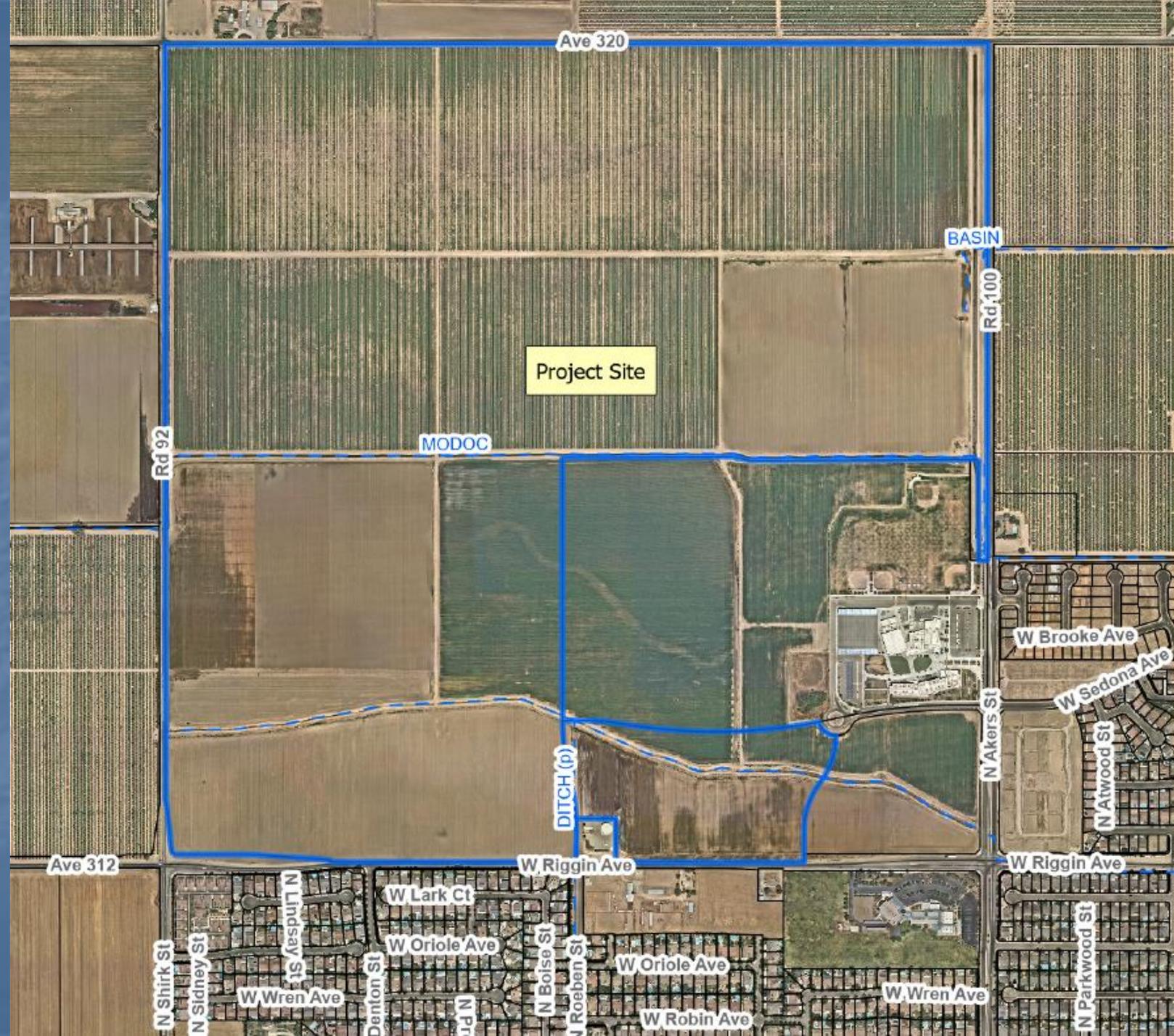
Riggan Ave

Shirk Street

Akers Street

Concept Plan





Project Site

Ave 320

BASIN

Rd 100

MODOC

Rd 92

Ave 312

DITCH (p)

W Riggan Ave

W Brooke Ave

W Sedona Ave

N Akers St

N Atwood St

W Riggan Ave

N Shirk St

N Sidney St

N Lindsay St

W Wren Ave

W Oriole Ave

W Lark Ct

Denton St

N Boise St

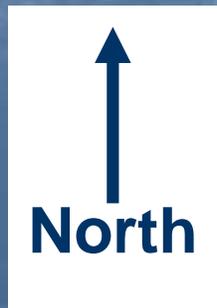
J Roeben St

W Robin Ave

W Oriole Ave

W Wren Ave

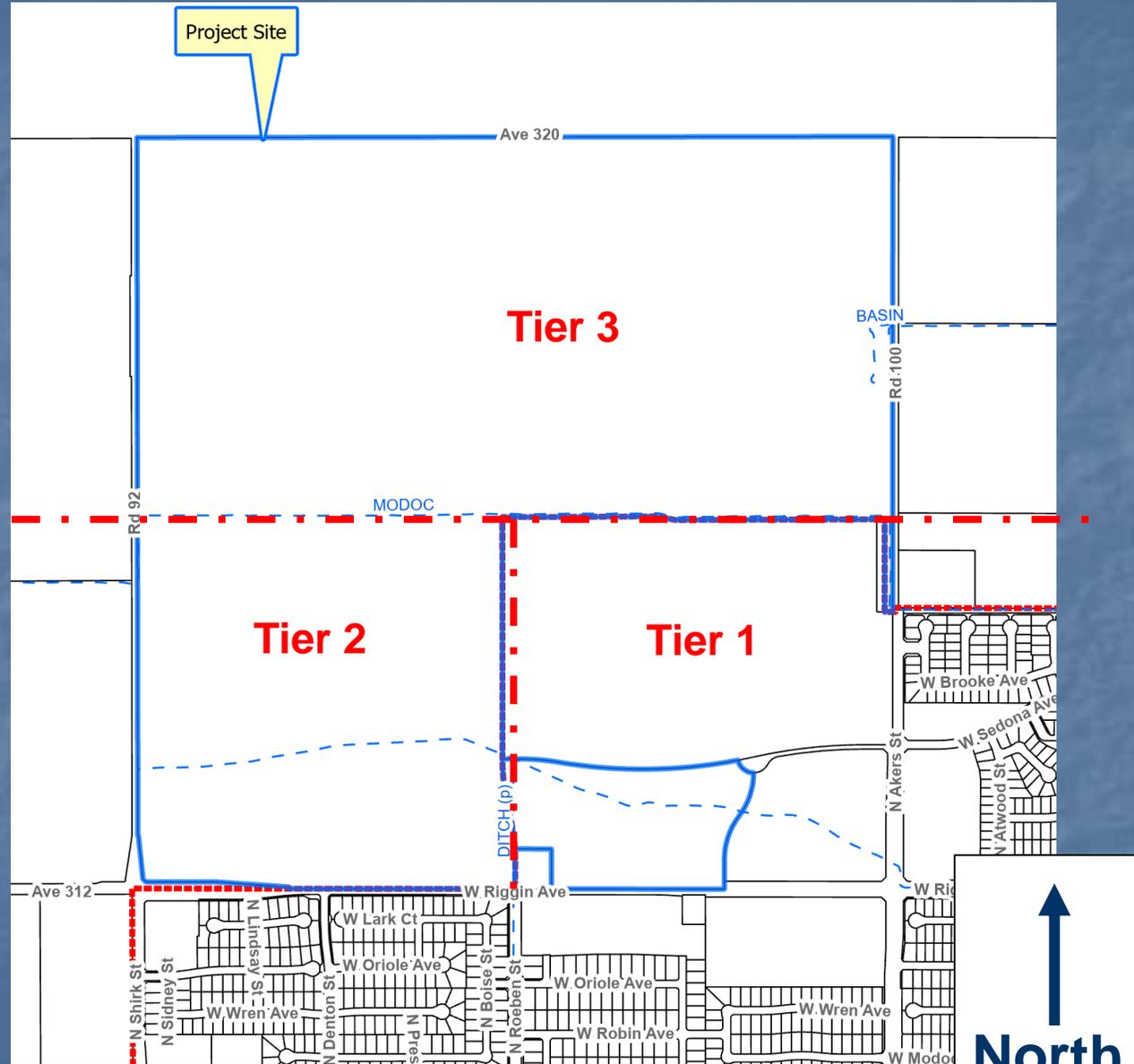
N Parkwood St



Annexation

LU-P-22: Allow for City Council approval of master plans, following Planning Commission review and recommendation, for sites under a single ownership or unified control, which may include developable land within both multiple development tiers. Allow for pre-zoning of this master planned land, subject to execution of a development agreement between the City and the land owner conforming to the requirements of Government Code Section 65864 et seq., with the project allowed to annex and develop while the City is still limiting development approvals to land within the Tier I or Tier II designation.

An approved master-planned site then could be annexed before development is permitted in Tier II or Tier III under Policy LU-P-21. The development agreement would spell out details on overall development, density/intensity and phasing, infrastructure needs and financing, and what each party would do. This policy will allow large land owners, with Council approval, to have a longer time frame for development and infrastructure planning, consistent with the vision of the General Plan, and also “nail down” the numbers for their financial partners while still maintaining the City’s interest in having concentric growth through a phasing plan.



Annexation Information

- Site = Growth Tiers II & III
- Site can be serviced with all requisite utility & infrastructure
- Parcel will be added into Voting District No. 3
- 100% property owner participation
- No existing residences on site

Development Agreement

Prior to Processing of a Tier 3 map:

- All phases and lots specified in Carleton Acres Ph. 1 Tentative Subdivision Map (Tier 2) shall have final maps recorded.
- Permits for new dwelling units shall be issued for :
 - 80% of the lots in the Carleton Acres Ph. 1 Tentative Subdivision Map
 - 80% of units associated with 5.5-ac MDR
 - 80% of units associated with 3.6-ac MDR or 9.7-ac HDR
- Improvements of Circ Element streets, public areas
- Sedona or Shannon shall connect Roeben to east



Specific Plan

Contents

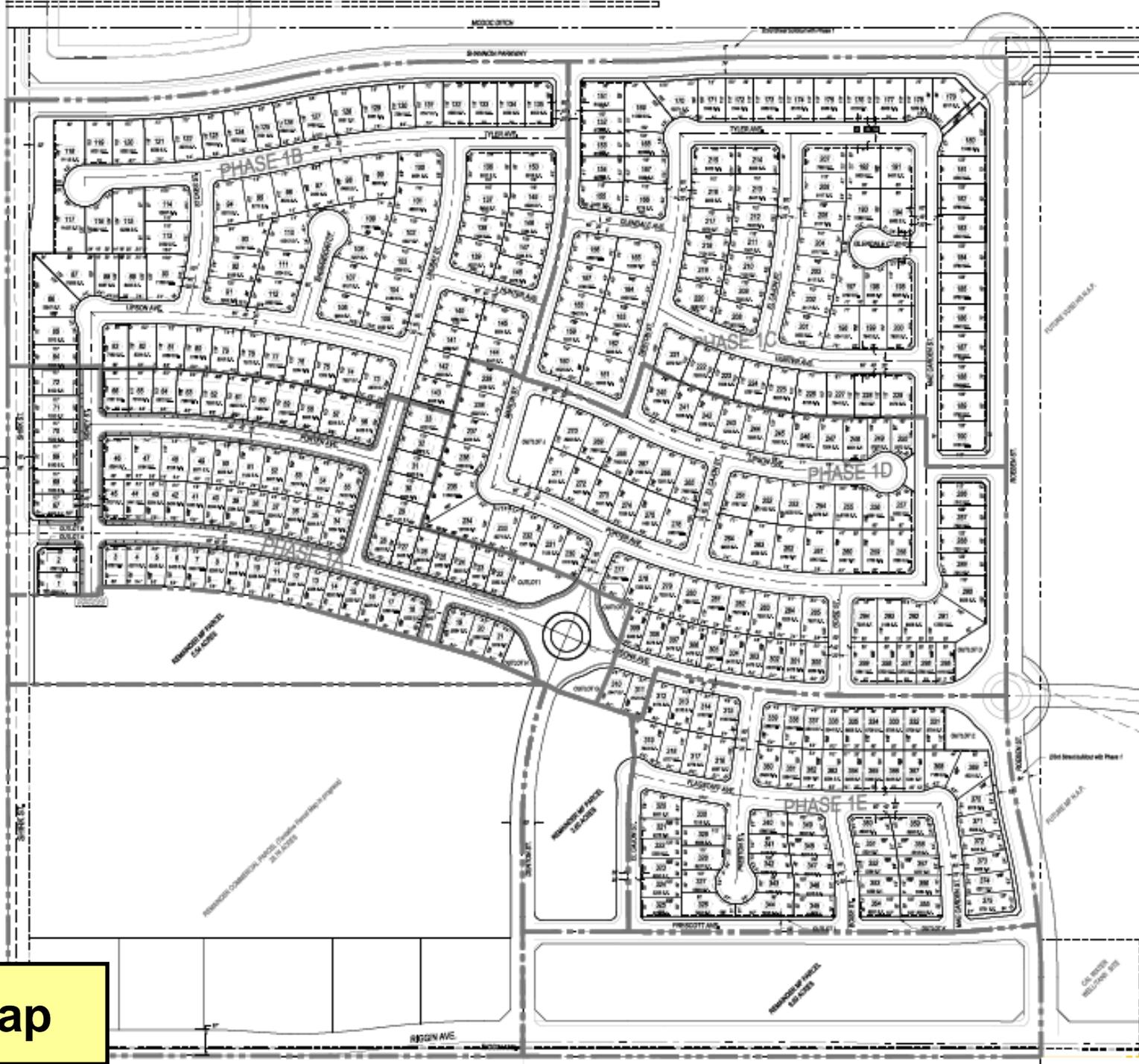
- Concept plan for master-planned new community
- Standards / Policies for Architecture, Landscape, Residential, and Commercial
- Street cross sections
- Infrastructure plans



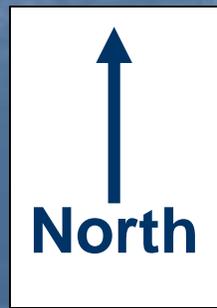
Carleton Acres Phase 1 Subdivision Map

- 101 acres to be divided into 375 lots and remainder lots for multi-family
- Std. lot sizes: 5,250 SF to 8,050 SF
- Landscape & Lighting District for maintenance of park, open space, trail



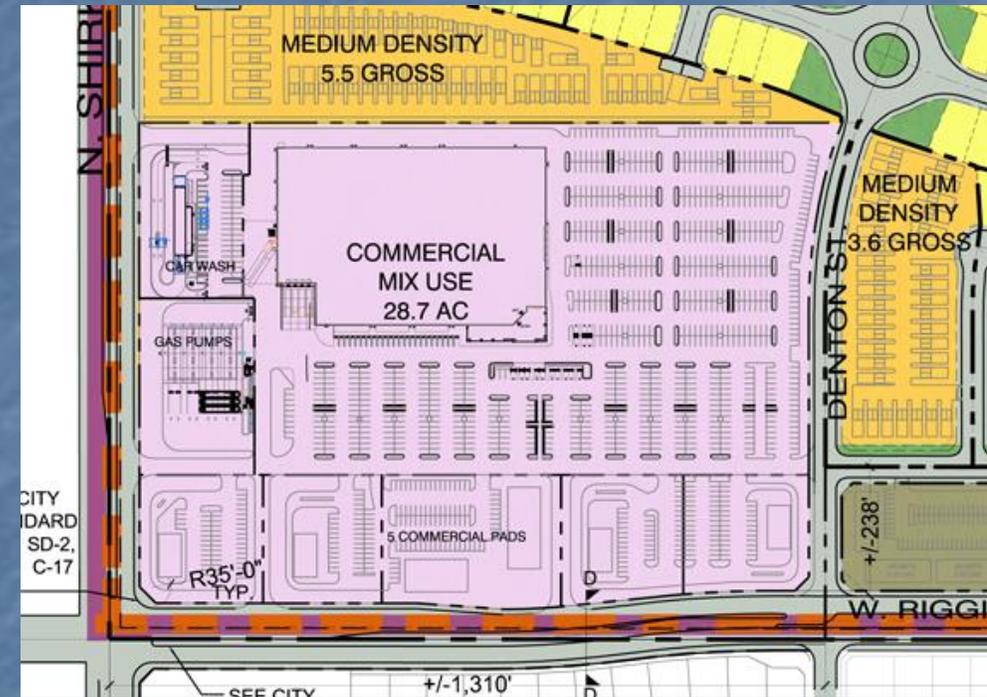


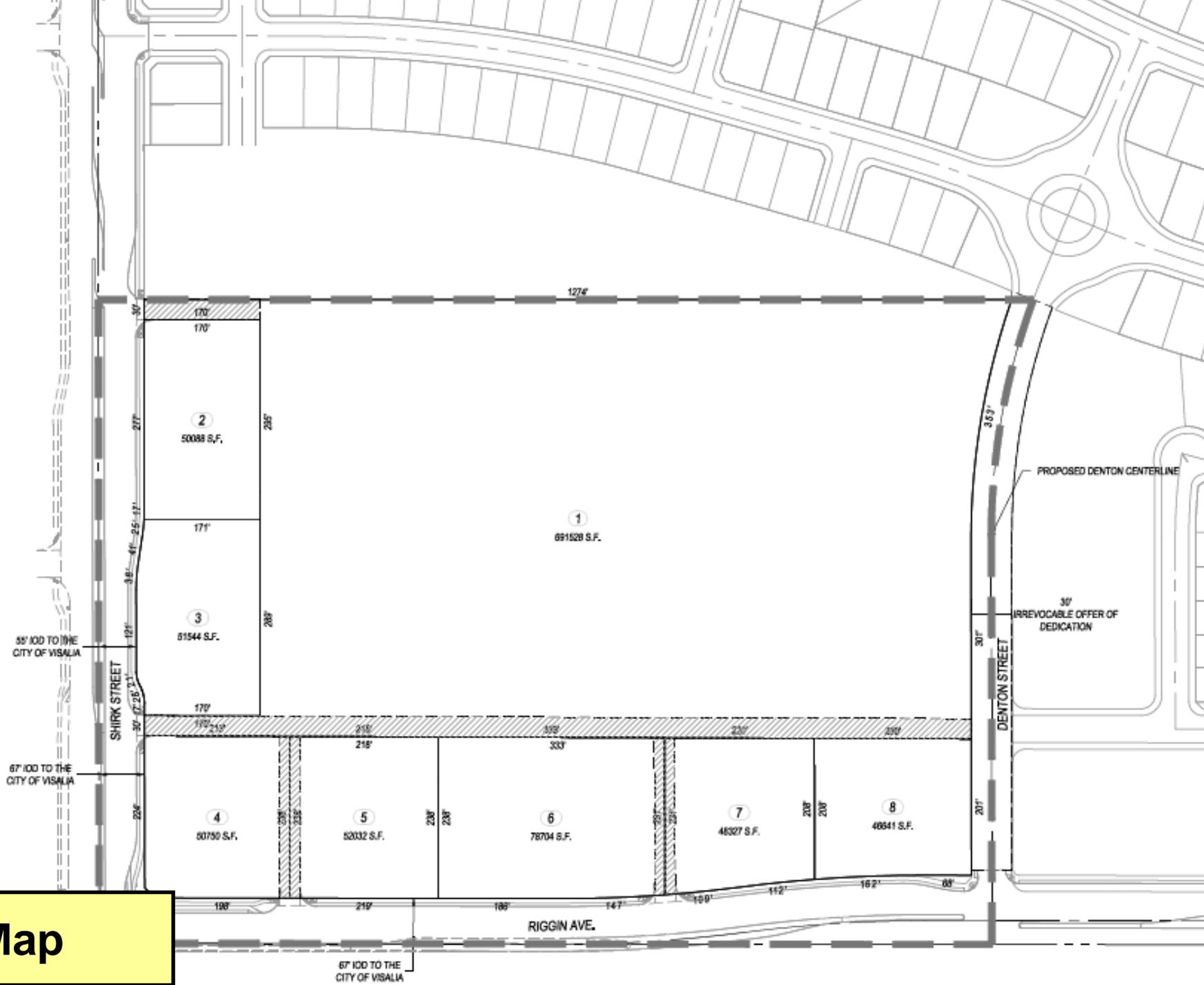
Subdivision Map



Commercial Parcel Map

- 29 acres to be divided into 8 lots and 443-acre remainder lot
- Includes access & utility easements
- 3 lots for future Costco Warehouse; 5 lots fronting Riggin Avenue





Parcel Map



Circulation – Phase 2



Shannon Parkway with Modoc Greenway

Riggin Avenue Widening

- Traffic Impact Study confirms widening to 4 lanes
- Majority of traffic on Riggin is due to Costco
- Development Agreement terms:
 - Developer to widen from Shirk to Denton (1/4 mile)
 - City CIP (Measure R, TIF) to widen from Denton to Akers
 - Developer to reimburse City upon reaching milestones
 - Area of Benefit used for unimproved non-project frontages
 - Any construction prior to Costco must be analyzed

Planning Commission

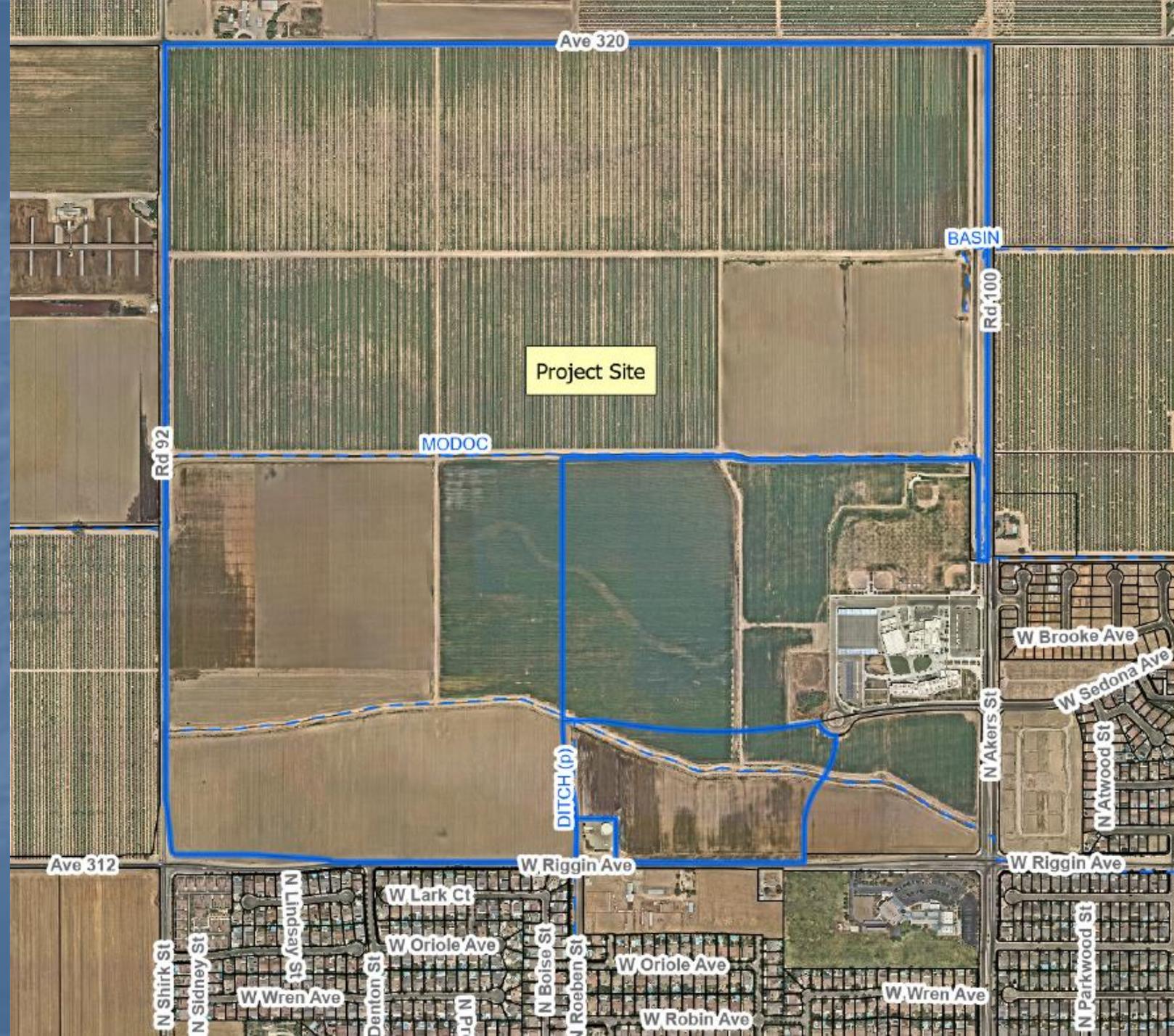
- September 11, 2023
- No persons/surrounding owners provided public comment
- Planning Commission motioned to approve tentative maps and recommend that City Council approve remaining items

Staff Recommended Motion

- **Certify Final Environmental Impact Report**
- **Initiate Proceedings for Annexation No. 2021-05**
 - Includes Detachment from County Service Area No. 1 & entering into Pre-Annexation Agreement
- **Approve General Plan Amendment No. 2021-14**
- **Approve 1st reading of Ordinance for approval of Specific Plan Amendment No. 2021-13**

Basis for Findings

- Consistent with General Plan & Zoning Ordinance



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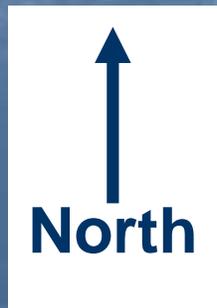
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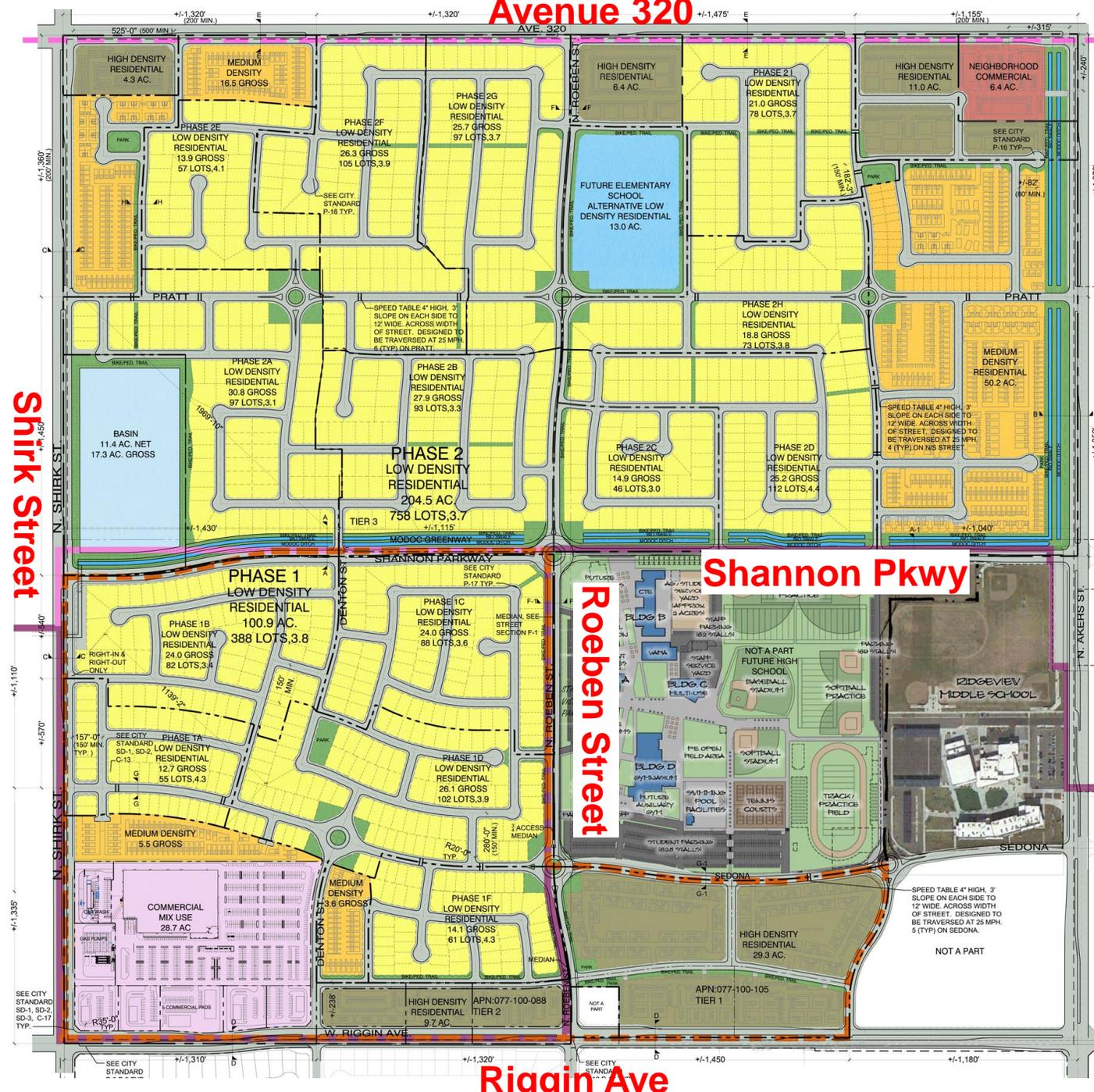
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