

RESOLUTION NO. 2024-73

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING THAT THE CITY COUNCIL INITIATE PROCEEDINGS FOR ANNEXATION NO. 2024-04: A REQUEST BY THE CITY OF VISALIA TO ANNEX 10.4 ACRES. UPON ANNEXATION, THE SITE WILL BE ZONED QUASI-PUBLIC, WHICH IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION. THE ANNEXATION IS SUPPORTED BY A GENERAL PLAN AMENDMENT TO EXPAND THE URBAN GROWTH BOUNDARY. THE ANNEXATION WILL FACILITATE THE DEVELOPMENT OF AN OVERFLOW PARKING LOT AND DOG PARK. THE SITES ARE LOCATED AT THE NORTHWEST CORNER OF NORTH DINUBA BOULEVARD AND WEST RIVERWAY COURT.
(APNS: 078-110-021 & 078-110-006)

WHEREAS, the project proponent desires to initiate proceedings for annexation to said city of territory described on the attached legal description and annexation map included as Attachment "A" of this resolution; and

WHEREAS, the proponent desires to annex said territory to the City of Visalia for the following reasons: 1) The annexation will contribute to and facilitate orderly growth and development of both the City and the territory proposed to be annexed; 2) The annexation will facilitate and contribute to the proper and orderly layout, design and construction of streets, gutters, sanitary and storm sewers and drainage facilities, both within the City and within the territory proposed to be annexed; and 3) The annexation will provide and facilitate proper overall planning and zoning of lands and subdivision of lands in said City and said territory in a manner most conducive of the welfare of said City and said territory; and

WHEREAS, this proposal is made pursuant to the Cortese-Knox-Hertzburg Local Government Reorganization Act of 2000, commencing with Section 56000 of the Government Code of the State of California; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the territory proposed to be annexed is located in Voting District 4 as identified in the Election District Map adopted by the City Council on February 22, 2022, per Resolution No. 2022-11; and

WHEREAS, an Initial Study was prepared which disclosed that environmental impacts are determined to be less than significant; and,

WHEREAS, the Planning Commission of the City of Visalia, after a duly published notice, did reviewed this proposal and hold a public hearing on March 24, 2025, and found it to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-61 prepared for Annexation No. 2024-04 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Visalia recommends that the City Council initiate proceedings for Annexation No. 2024-04, and makes the following specific findings with regards to the project:

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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Annexation described in Exhibit "A" attached herein, subject to the following conditions:

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

Commissioner Davis offered the motion to this resolution. Commissioner Tavarez seconded the motion and it carried by the following vote:

AYES: Commissioners Davis, Tavarez, Peck, Norman, Beatie

NOES:

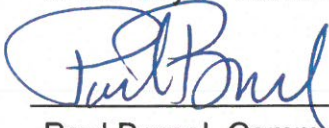
ABSTAINED:

ABSENT:

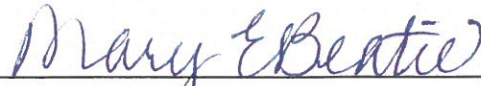
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2024-73, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on March 24, 2025.



Paul Bernal, Community Development Director



Mary Beatie, Chairperson

Exhibit "A" of Planning Commission Resolution No. 2024-73 – Annexation Legal and Plat

EXHIBIT "A"

CITY OF VISALIA

ANNEXATION NO. 2024-04

The land referred to herein below is situated in the unincorporated area in the County of Tulare, State of California, being a portion of the west half of the east 5 acres of the south half of the south half of the northeast quarter of Section 18, Township 18 South, Range 25 East, M.D.B. & M., and all of Parcel 3 as shown on the Parcel Map No. 4622 filed in Book 47 of Parcel Maps, Page 27, Tulare County Records, more particularly described as follows:

COMMENCING at the intersection of Road 124 and Riverway Drive, said intersection being the East 1/4 corner of said Section 18;

1. thence, North 65°06'12" West, 60.31 feet, to the Southeast corner of said Parcel 3, said point being an angle point in the existing corporate limit line of the City of Visalia, said point being the **TRUE POINT OF BEGINNING**;
2. thence, along the southerly line of said Parcel 3 and the westerly prolongation thereof, said southerly line being the existing corporate limit line of the City of Visalia, North 89°35'34" West, 598.82 feet, to the West line of the East five (5) acres of the South 1/2 of the South 1/2 of the Northeast 1/4 of said Section 18, said ease line being the east line of the existing corporate limit line of the City of Visalia;
3. thence along said West line, North 00°40'26" East, 307.80 feet, to an angle point in the existing corporate limit of the City of Visalia and an angle point in said Parcel 3;
4. thence, along the southerly line of said Parcel 3 and the existing corporate limit of the City of Visalia, North 89°37'13" West, 890.72 feet, to the Southeast corner of Parcel 2 of said Parcel Map;
5. thence, leaving the existing corporate limit of the City of Visalia, along the northeasterly line of said Parcel 2, North 53°07'31" West, 82.34 feet, to a point on the westerly line of said Parcel 3;
6. thence, along said westerly line, North 00°42'49" East, 126.03 feet, to the north line of said Parcel 3;
7. thence along said north line, South 89°37'13" East, 1525.56 feet, to the easterly line of said Parcel 3;
8. thence, along said easterly line, South 01°15'22" West, 6.40 feet;
9. thence South 89°50'45" East 105.00 feet, to the east line of the land described in the grant deed recorded January 6, 1969 in Vol. 2821 at page 804 of official records;

EXHIBIT "A"

10. thence, along said east line, South 00°09'15" West, 215.10 feet, to the centerline of the St. John's River, said centerline also being the existing corporate limit of the City of Visalia;
11. thence along said centerline and the existing corporate limit, South 68°45'35" West, 82.51 feet, to the east line the east 5 acres of the south half, of the south half, of the south half, of the northeast quarter of section 18 as shown on said Parcel Map No. 4622, said east line being the west line of the existing corporate limit of the City of Visalia;
12. thence along the east line, South 00°40'26" West, 231.60 feet, to the **TRUE POINT OF BEGINNING.**

Containing an area of **10.84** acres more or less.

A PLAT OF THE ABOVE DESCRIBED AREA IS ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act.

Stephen Pyle

Stephen J. Pyle
Professional Land Surveyor
California No. 8385



February 25, 2025

Date

**EXHIBIT B
ANNEXATION NO 2024-04**

CITY OF VISALIA
THAT PORTION OF SE 1/4 OF THE NE 1/4 SECTION 18 T. 18
S., R. 25 E., M.D.B&M, IN THE COUNTY OF TULARE, STATE
OF CALIFORNIA

APN INFORMATION

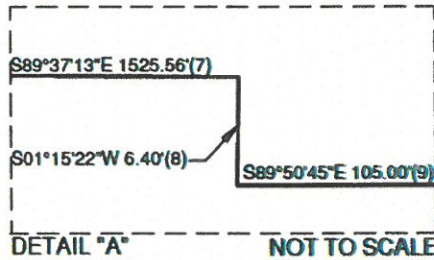
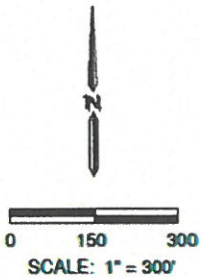
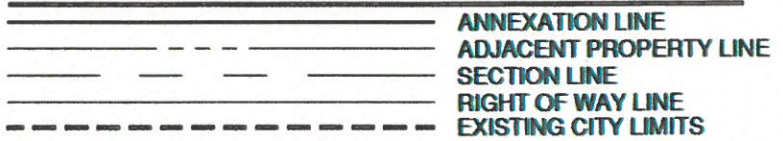
1 078-110-021
2 078-110-006

TOTAL ACRES

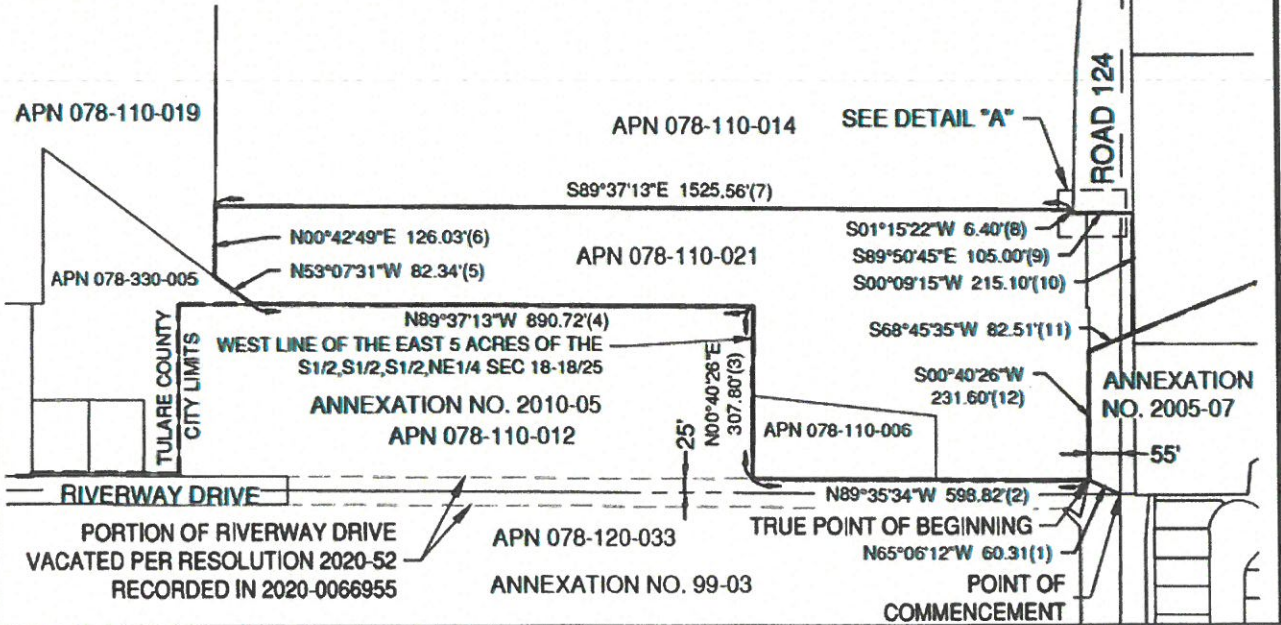
ACRES: 10.84 AC



LEGEND



Y:\Jobs\43470 Visalia Riverway SP Dog Park\Survey\MapDwg\43470-ANNEXATION-LAFCD.dwg 1:45:25 02/25/2025



DESIGNED:	N/A
DRAWN:	FB
CHECKED:	SP
JOB NUMBER:	43470
SCALE:	1" = 300'

Westwood
 Phone (559) 451-0395 7110 N Fresno Street, Suite 160
 Fresno, CA 93720 westwoodps.com
 Westwood Professional Services, Inc.

SHEET NUMBER:	1
	OF
	1
DATE:	2025-02-25