

City of Visalia



City Council Public Hearing

Annexation No. 2023-03

December 18, 2023

Summary of Action

Annexation 2023-03

Staff recommends that the City Council take the following actions:

- Receive staff presentation and staff report.
- Take public comments.
- Initiate proceedings on Annexation No. 2023-03 with Tulare County (LAFCO); and
- Authorize the detachment of the 35.76-acre County Island(s) (16 parcels) from County Service Area No. 1.

Project Description

- Annexation No. 2023-03 is a City initiated request.
- County Island Annexation area is 16 parcels totaling 35.76-ac.
- These two County Islands were created when the Sycamore Heights Annexation was approved.
- LAFCO condition required City to process this annexation 1 year after Sycamore Heights Annexation approval.

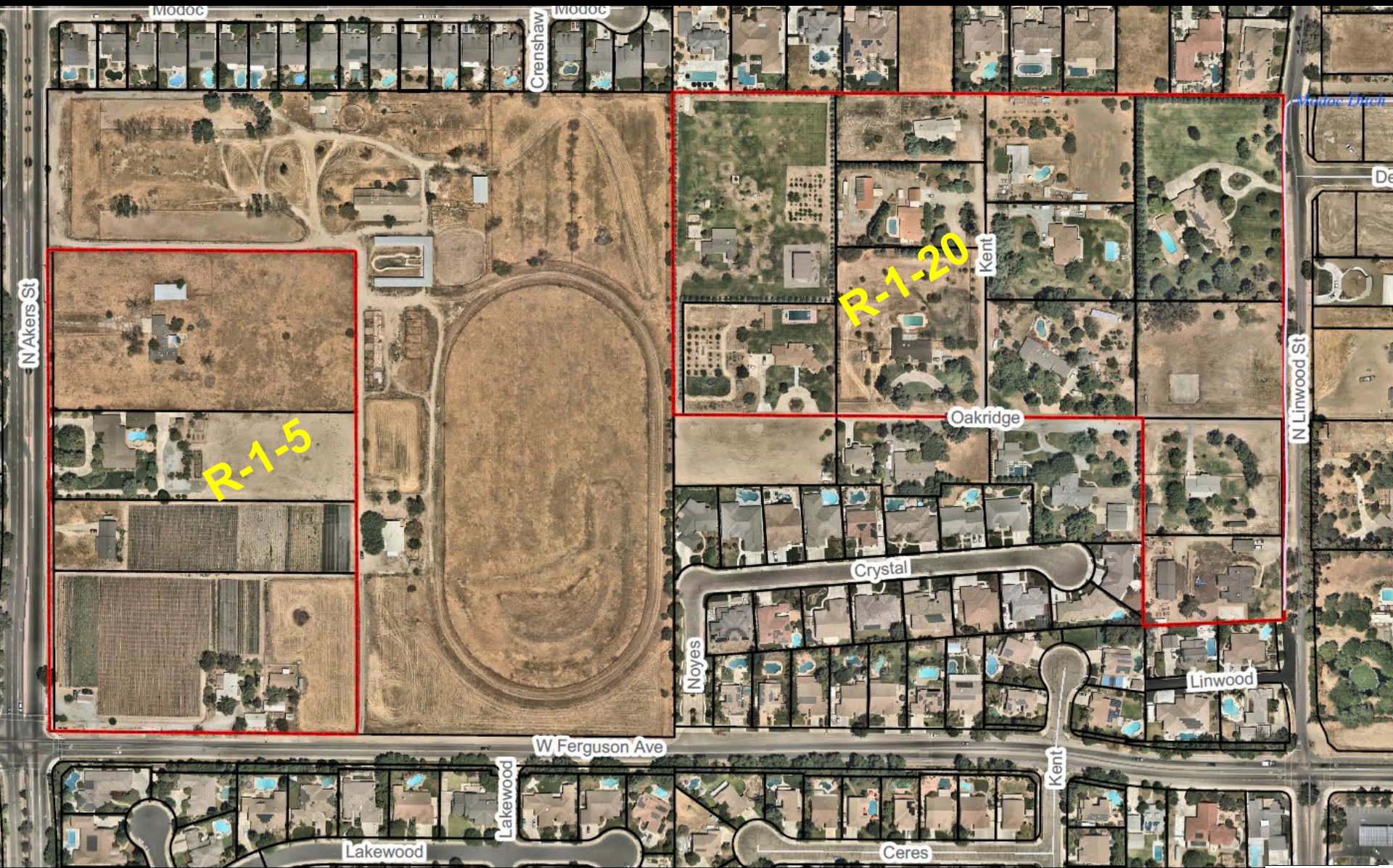


 County Island(s)



Project Description

- Annexation areas are substantially developed.
- Existing development pattern is residential homes on large lots.
- Zoning designations applied, when annexed, will be R-1-20 (properties along Linwood) and R-1-5 (properties along Akers).



 County Island(s)



Project Evaluation

General Plan Land Use Consistency

- Project is consistent w/ General Plan Policies.
 - LU-P-19: growth occurs in a compact & concentric fashion.
 - LU-P-20: Annexation of lands in Tier 1 at any time.
 - LU-P-34: Tier 1 sites not subject to ag. mitigation.

Community Outreach

- Staff held a neighborhood meeting on Dec. 7th
- A FAQ sheet was provided in mailer to address questions prior to meeting.
- 3 property owners attending the meeting.
- Questions raised during meeting included:
 - Addressing changes, use of private water wells, sewer connection, building permits.



CITY OF VISALIA COMMUNITY DEVELOPMENT

ANNEXATIONS FAQ

During this time, many questions may arise. Here at the City of Visalia, we want to address your concerns. Please review this infographic for general information.

Q. Will this annexation affect my property tax?

No. Property taxes will not increase as the result of annexation. Proposition 13 was passed that limits property tax. Property tax does not change as a result of annexation to the city. The property tax gets divided up differently between the agencies that receive property tax, but the rate you pay does not change.

Q. Is connection to city sewer a requirement of annexation?

No. The city does not require connection to a city sewer as the result of annexation. Property owners with working septic tank-leach field systems are allowed to continue to use them. It is not required to connect to the city sewer just because the line is installed or there is an existing line in the street. However, it may be less expensive to connect soon after it is available as costs to connect may increase significantly in future years.

Q. What if my septic tank-leach field system fails?

If an existing septic tank-leach field systems fails, connection to a sanitary sewer system is required, if one is available, whether or not the property is inside the city.

Q. Will I have to put in curb, gutter, and/or sidewalks?

No. The City does not require that property owners install curb, gutter, and/or sidewalk as a result of annexation.

Q. Will I have to have trash service?

The City of Visalia will continue to provide refuse service to the area. Properties which are currently serviced by the County will be required to use existing City service.

If you have additional questions, contact the
City of Visalia - Planning Division
559-713-4359



Staff Recommendation

Move to approve Resolution No. 2023-61:

- To Initiate proceedings on Annexation No. 2023-03 with Tulare County (LAFCO); and
- Authorize the detachment of the 35.76-acres from County Service Area No. 1; and



 County Island(s)

