

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING SPECIFIC PLAN NO. 2021-06: A REQUEST TO ESTABLISH A NEW SPECIFIC PLAN (PRATT FAMILY RANCH SPECIFIC PLAN) ON 95.56 ACRES, INCLUDING DISTRICTS FOR LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, AND PARKS AND OPEN SPACE, AND ESTABLISHMENT OF LOTS BELOW MINIMUM LOT SIZE. FULL BUILDOUT OF THE PLAN WILL ACCOMMODATE APPROXIMATELY 541 DWELLING UNITS AND 8.3 ACRES OF PARKS & OPEN SPACE, TO BE DEVELOPED ACROSS URBAN DEVELOPMENT BOUNDARY TIERS II AND III. A DEVELOPMENT AGREEMENT HAS BEEN PREPARED WITH THE SPECIFIC PLAN IN ACCORDANCE WITH GENERAL PLAN POLICY LU-P-22 TO ADDRESS DEVELOPMENT TERMS FOR THE PROJECT, INCLUDING DEVELOPMENT WITHIN THE URBAN GROWTH BOUNDARY TIER III. THE PROJECT SITE IS LOCATED NORTH OF RIVERWAY DRIVE ON THE WEST AND EAST SIDES OF MOONEY BOULEVARD. (APN: 078-010-025, 028, 029; 078-110-022, 023)

WHEREAS, Specific Plan No. 2021-06 is a request to establish a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space, to be developed across Urban Development Boundary Tiers II and III. A development agreement has been prepared with the specific plan in accordance with General Plan Policy LU-P-22 to address development terms for the project, including development within the Urban Growth Boundary Tier III. The project site is located north of Riverway Drive on the west and east sides of Mooney Boulevard. (APN: 078-010-025, 028, 029; 078-110-022, 023; and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on August 14, 2023; and

WHEREAS, the Planning Commission of the City of Visalia considered the Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) to be in accordance with Chapter 12.04 of the Municipal Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission of the City of Visalia adopted Resolution No. 2023-39 recommending approval of Specific Plan No. 2021-06; and,

WHEREAS, the City Council of the City of Visalia, after ten days published notice, held a 1st reading and public hearing for Specific Plan No. 2021-06 on September 5, 2023, and held a 2nd reading for Specific Plan No. 2021-06 on October 2, 2023; and,

WHEREAS, the City Council of the City of Visalia finds that Pratt Family Ranch Specific Plan (Specific Plan No. 2021-06) has been prepared in accordance with Chapter 12.04 of the Municipal Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the City Council of the City of Visalia finds that Pratt Family Ranch Specific Plan has been prepared for a residential community that includes low density housing, medium density housing, and parks and open space, and that the community is designed to integrate various modes of transportation including automotive, pedestrian, bicycle, and public transit; and,

WHEREAS, a development agreement has been prepared for this project in accordance with Land Use Policy LU-P-22, which allows for parcels under common ownership or unified control that are within multiple Urban Growth Boundary Tiers to be annexed and developed in accordance with a master plan and development agreement that details the overall site plan development while maintaining the City of Visalia's interest in maintaining concentric growth through the Urban Growth Boundary Tiers; and,

WHEREAS, currently, the Development is situated in Growth Tiers II and III as defined in the City of Visalia General Plan. In accordance with Policy No. LU-P-22, the Development may be allowed to annex and develop in Tier III while the City is still limiting development approvals to land within the Tier II designation, subject to the terms and conditions stated in this Development Agreement; and,

WHEREAS, the Development Agreement includes criteria that specify under what circumstances development in Growth Tier III map occur; and,

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

NOW, THEREFORE, BE IT RESOLVED, that a Mitigated Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommended that the City Council approve Specific Plan No. 2021-06, and made the following specific findings with regard to Specific Plan No. 2021-06 based on the evidence presented:

1. That the Pratt Family Ranch Specific Plan has been prepared in accordance with adopted local ordinance – in particular, Chapter 12.04 of the Visalia Municipal Code.
2. That the Pratt Family Ranch Specific Plan has been prepared in accordance with adopted State law – in particular, Sections 65450 through 65457 of the California Government Code.
3. That the Pratt Family Ranch Specific Plan is consistent with the Visalia General Plan, and in particular, satisfactorily meets the intent of LU-P-22
4. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2023-37, is hereby adopted. Furthermore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
5. That the Pratt Family Ranch Specific Plan is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

BE IT FURTHER RESOLVED, the City Council of the City of Visalia approves Specific Plan No. 2021-06, as shown on Attachment “1” of this Ordinance, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Chapter 12.04 of the Ordinance Code of the City of Visalia, and subject to the followings conditions:

1. That the Pratt Family Ranch Specific Plan be adopted in substantial compliance with the Specific Plan attached as Attachment “1” of Ordinance No. 2023-08, except incorporating the following modifications:
 - a. That separate development standards be utilized for the Low Density Residential neighborhoods having minimum lot sizes of 4,000 and 5,000 square feet as follows:
 - i. For the minimum 5,000 square foot lots (i.e., 50-foot x 100-foot), City standards specified in Municipal Code Sections 17.12.080 through 17.12.100 be utilized, excepting that rear yards for one-story dwellings may have a minimum 20-foot setback to the rear property line.
 - ii. For the minimum 4,000 square foot lots (i.e., 45-foot x 90-foot), the Specific Plan’s proposed setbacks in Table 4-2 be utilized.
2. That dwellings on the lots within the Medium Density Residential land use designations and having minimum 2,500 square foot lot area conform to the floor plans and elevations contained within Attachments “2” and “3”, which shall be included as an Appendix to the Pratt Family Ranch Specific Plan, with the exception that exterior wall materials – specifically trim around the windows - shall be applied equally to all sides of the dwelling units where such elevations are visible from public streets.
3. That the Pratt Family Ranch Specific Plan be developed in accordance with the development agreement, attached as Attachment “4”, which shall be signed and recorded prior to the recording of any final maps.

ATTACHMENT "1"

AN ORDINANCE OF THE CITY COUNCIL
ADOPTING THE PRATT FAMILY RANCH SPECIFIC PLAN AS FOLLOWS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

Section 1: The following Specific Plan document is hereby adopted.

Refer to the Specific Plan document found in Attachment A of the City Council Agenda Item that includes the Introduction and First Reading of Ordinance No. 2023-08 for Specific Plan No. 2021-06 held on September 5, 2023.

ATTACHMENT “2” and “3”

AN ORDINANCE OF THE CITY COUNCIL
ADOPTING THE PRATT FAMILY RANCH SPECIFIC PLAN

Attachment “2” and “3” of Ordinance No. 2023-08 of the Visalia City Council refers to the floor plans and elevation exhibits found in Attachments 9 and 10 of the City Council Agenda Item that includes the Introduction and First Reading of Ordinance No. 2023-08 for Specific Plan No. 2021-06 held on September 5, 2023.

ATTACHMENT "4"

AN ORDINANCE OF THE CITY COUNCIL
ADOPTING THE PRATT FAMILY RANCH SPECIFIC PLAN

Attachment "4" of Ordinance No. 2023-08 of the Visalia City Council refers to the development agreement exhibit found in Attachment 14 of the City Council Agenda Item that includes the Introduction and First Reading of Ordinance No. 2023-08 for Specific Plan No. 2021-06 held on September 5, 2023.