

RESOLUTION NO. 2024-77

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING THAT THE CITY COUNCIL INITIATE PROCEEDINGS FOR ANNEXATION NO. 2024-05: A REQUEST BY SAN JOAQUIN VALLEY HOMES TO ANNEX TWO PARCELS TOTALING APPROXIMATELY 62.53 ACRES INTO THE CITY LIMITS. UPON ANNEXATION, APPROXIMATELY 55.49 ACRES OF THE SITE WILL BE ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) AND APPROXIMATELY 7.04 ACRES OF THE SITE WILL BE ZONED C-MU (MIXED USE COMMERCIAL), WHICH IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APNS: 123-400-005 & 123-400-001).

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 2 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 with mitigation measures; 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 April 28, 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 Mitigated Negative Declaration No. 2024-63 prepared for

Annexation No. 2024-05 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 policies and 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 62.53 acres of AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) zone district, which 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 2 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with the California Environment Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2024-63, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

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 R-1-5 (Single-Family Residential, 5,000 minimum square foot site area) and C-MU (Mixed Use Commercial) consistent with the pre-zoning designated by the General Plan Land Use Map.
2. That the applicant(s) enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The draft Pre-Annexation Agreement is attached herein as Attachment "B" of Resolution No. 2024-77. The agreement is subject to final approval by the City Council of the City of Visalia.

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

AYES: Commissioners Tavarez, Norman, Davis, Beatie

NOES:

ABSTAINED:

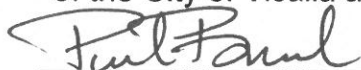
ABSENT: Commissioner Peck

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. 2024-77, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on April 28, 2025.



Paul Bernal, Planning and Community Preservation Director



Mary Beattie, Chairperson

Exhibit "A" of Planning Commission Resolution No. 2024-77 – Annexation Legal and Plat

EXHIBIT A GEOGRAPHIC DESCRIPTION CITY OF VISALIA ANNEXATION NO. 2024-05

Being a portion of the West half of the Northeast quarter and a portion of the East 160 feet of the Northwest Quarter of Section 8, Township 19 South, Range 25 East M.D.M. in the County of Tulare, State of California described as follows:

Commencing at the North Quarter corner of said Section 8; thence N89°56'49"E along the North line of said Northeast quarter a distance of 57.31 feet; thence S00°03'11"E a distance of 55.59 feet to a point on the South right-of-way of Caldwell Avenue as established by the property conveyed to the City of Visalia in the Deed recorded January 8, 2024 as Document No. 2024-0000958 of Official Records and on the existing city limits, said point also being the **TRUE POINT OF BEGINNING**;

Thence along said city limit line, the following courses:

Course 1: Thence S89°22'40"E 223.67 feet;

Course 2: Thence N89°32'02"E 10.00 feet;

Course 3: Thence S89°26'02"E 208.35 feet;

Course 4: Thence S89°15'29"E 668.31 feet;

Course 5: Thence S89°15'28"E 51.75 feet;

Course 6: Thence S44°15'16"E 42.40 feet;

Course 7: Thence S02°09'49"W along said city limit line and the East line of the West half of said Northeast quarter a distance of 2035.09 feet to the South quarter corner of said Northeast quarter;

Course 8: Thence S80°30'43"W along the South Line of said Northeast quarter a distance of 1454.25 feet to a point on the West right of way line of the Tulare Valley Railroad and a point of intersection with the existing city limit line;

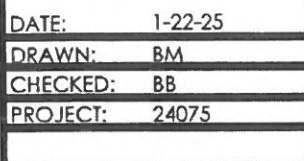
Course 9: Thence along said city limit line, N02°27'49"E along said West right of way line a distance of 2335.00 feet to a point on the south right of way line of Caldwell Avenue;

Course 10: Thence along said city limit line, S85°59'12"E 219.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 71.43 Acres. More or Less



SEE DETAIL



Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433