

RESOLUTION NO. 2023-37

A RESOLUTION OF APPLICATION BY THE CITY OF VISALIA REQUESTING THE CITY OF VISALIA TO INITIATE PROCEEDINGS FOR FILING WITH THE TULARE COUNTY LOCAL AGENCY FORMATION COMMISSION ANNEXATION NO. 2022-04 AND DETACHMENT OF PROPERTY FROM COUNTY SERVICE AREA NO. 1, PERTAINING TO ONE PARCEL TOTALING 40.46 ACRES. THE SITE WOULD BE ZONED R-1-5 (SINGLE FAMILY RESIDENTIAL 5,000 SQUARE FOOT MINIMUM) AND QP (QUASI-PUBLIC) WHICH IS CONSISTENT WITH THE SITE'S GENERAL PLAN LAND USE DESIGNATIONS

WHEREAS, Annexation No. 2022-04 is a proposed annexation of a total of 40.46 acres into the city limits ("Project"). The Project is located on the east side of Road 88, approximately ¼ mile south of West Goshen Avenue. (APN: 081-030-080); and

WHEREAS, the City Council of the City of Visalia desires to initiate proceedings for annexation to said city of territory described on the attached legal description and map herein as Exhibit "A"; and

WHEREAS, the Council of the City of Visalia desires to annex said property to the City of Visalia for the following reasons: The annexation will contribute to and facilitate orderly growth and development of both the City and the territory proposed to be annexed; 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 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 per Government Code Section 56046; and

WHEREAS, the property proposed to be annexed is adjacent to City Limits; and

WHEREAS, the territory proposed to be annexed is located in Voting District 3 as identified in the Election District Map adopted by the City Council on February 22, 2022, per Resolution No. 2022-11; and

WHEREAS, the Council of the City of Visalia, after a ten day public notification period, held a public hearing on August 7, 2023, and found the project consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby makes the following findings with regard 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. The subject property is within Tier 2 Urban Development Boundary as defined by the City of Visalia General Plan and is designated Low Density Residential and Parks/Recreation by the General Plan Land Use Map.
3. That the proposed Annexation, which changes 40.46 acres of County/AE-20 (Exclusive Agriculture, 20 Acre Minimum) zone to R-1-5 (Single Family Residential 5,000 square foot minimum) and QP (Quasi-Public) zone, will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
4. That the property is located within Voting District 3 per the Council Election Voting District Map.
5. 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. 2022-32 has been adopted for this project.

BE IT FURTHER RESOLVED, that the Council of the City of Visalia requests the following actions:

1. Application is hereby made to the Executive Officer of the Local Agency Formation Commission (LAFCO), County of Tulare, State of California, for an annexation of territory illustrated in the map attached as Exhibit "A".
2. Proceedings shall be taken for this annexation proposal pursuant to Title 5, Division 3, Part 3 of the California Government Code and other relevant provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
3. In conjunction with the proceedings being taken for this annexation proposal, application is also hereby being made to the Executive Officer of the Local Agency Formation Commission, County of Tulare, State of California, for detachment from County Service Area No. 1.
4. The Council hereby requests waiver of the conducting authority proceedings in accordance with Government Code Section 56663(c).
5. Upon annexation, the territory shall be zoned R-1-5 (Low Density Residential) and Q-P (Quasi-Public), consistent with the pre-zoning designated by the General Plan Land Use Map.
6. Upon annexation, the territory shall be assigned to Voting District 3, and the Election District Map adopted on February 22, 2022, per Resolution No. 2022-11 shall be amended to reflect the new territory assigned to Voting District .
7. The City Clerk of the City of Visalia is authorized and directed to file a certified copy of this resolution with the Executive Officer of Tulare County LAFCO.
8. The applicant(s) shall enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The Pre-Annexation Agreement is attached herein as Exhibit "B". The agreement is subject to approval as to form by the City Attorney and subject to clerical and form modifications as approved by the City Manager.

Exhibit "A" to Resolution No. 2023-

City of Visalia
Annexation No. ____

ANNEXATION TO THE CITY OF VISALIA AND DETACHMENT FROM TULARE COUNTY SERVICE AREA # __

Description for Annexation

That portion of the Northeast Quarter of Section 28, Township 18 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, more particularly described as follows:

COMMENCING at the East Quarter corner of above said Section 28, as shown on the map filed in Book 20 of Parcel Maps, at Page 9, Tulare County Records; thence, along the east line of said Section 28, North 00°09'28" East, a distance of 329.81 feet, more or less; thence, parallel with the south line of the Northeast Quarter of said Section 28, said parallel line also being the south line of Parcel 2 shown on above said parcel map, South 89°58'18" West, a distance of 879.93 feet, more or less, to the southwest corner of said Parcel 2 and the **TRUE POINT OF BEGINNING**; thence,

- C1) continuing southerly along said course, South 89°58'18" West, a distance of 1760.26 feet, more or less, to the point of intersection with the west line of the Northeast Quarter of said Section 28; thence,
- C2) northerly along said west line, North 00°05'16" East, a distance of 997.78 feet, more or less, to the southwest corner of Lot 36 of Kelsey Tract No. 1 as shown on the map filed in Book 16 of Maps, at Page 4, Tulare County Records, said point also being a point on the existing City Limit line; thence,
- C3) easterly along the south line of Lots 36, 35 and 34 of said Kelsey Tract No. 1 and the City Limit line, North 89°46'20" East, a distance of 1761.50 feet, more or less, to the point of intersection with the northerly prolongation of the west line of Parcel 1 as shown on the map filed in Book 20 of Parcel Maps, at Page 9, Tulare County Records, said point also being a point on the existing City Limit line; thence,
- C4) southerly along said west line and City Limit line and the west line of Parcel 2 shown on above said parcel map, South 00°09'28" West, a distance of 1003.91 feet, more or less, to the **TRUE POINT OF BEGINNING**.

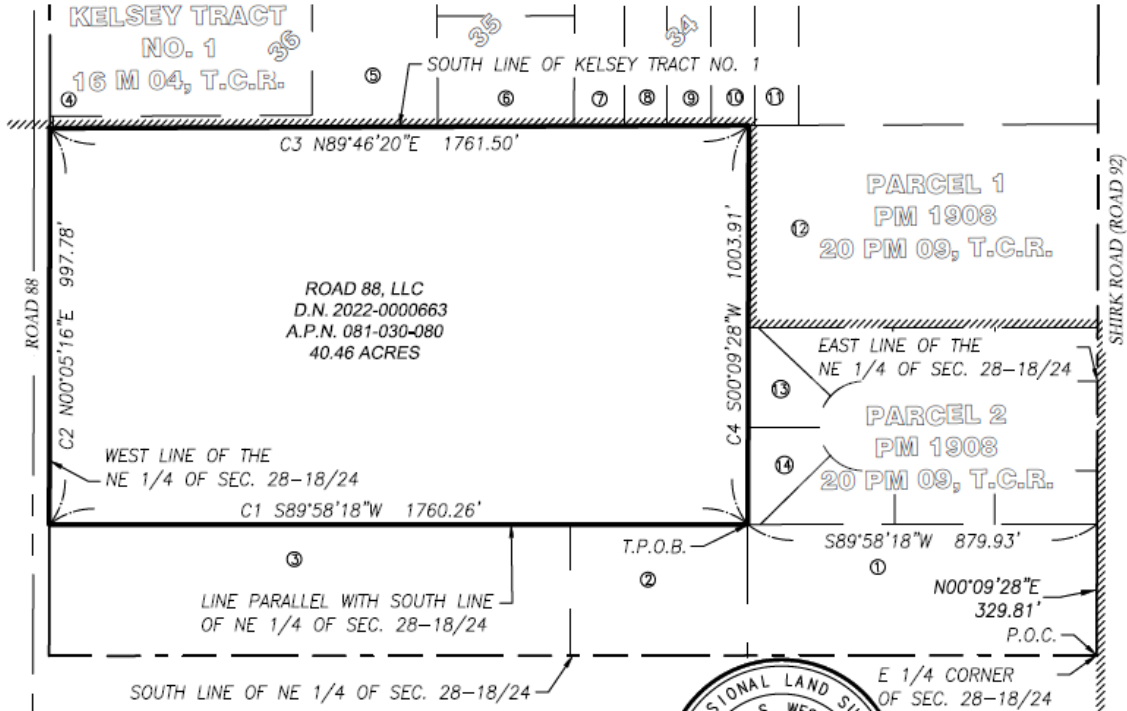
Containing 40.46 acres, more or less.



ANNEXATION NO.

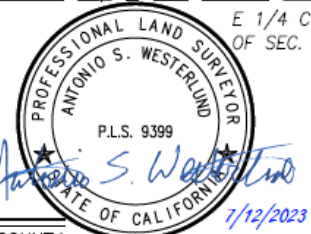
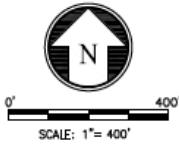
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.
 AREA: 40.46 ACRES

ANNEXATION TO THE CITY OF VISALIA AND DETACHMENT FROM TULARE COUNTY SERVICE AREA #



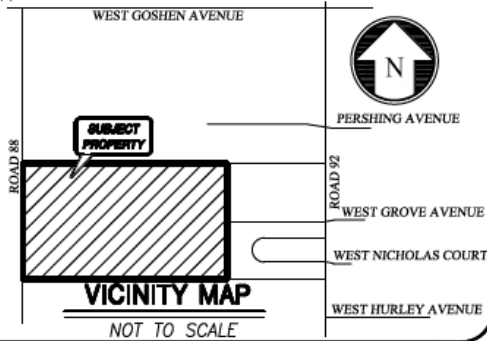
NOTE:

SEE SHEET 2 FOR ALL ADJACENT PROPERTY ASSESSOR PARCEL NUMBERS



LEGEND

D.N.	DOCUMENT NUMBER PER OFFICIAL RECORD OF TULARE COUNTY
T.C.R.	TULARE COUNTY RECORDS
XX M YY	BOOK XX OF MAPS, PAGE YY, T.C.R.
XX PM YY	BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
Ⓢ	SEE SHEET 2 FOR APN TABLE
	EXISTING PARCEL LINES
	EXISTING CITY LIMITS
	AREA BEING ANNEXED
	RIGHT-OF-WAY
	P.O.C. POINT OF COMMENCEMENT
	T.P.O.B. TRUE POINT OF BEGINNING
	C1 COURSE CALL



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PROJECT NO.: 210315
 DRAWN BY: TKF
 QA/QC BY: RCD
 SCALE: 1" = 400'
 SHEET NO.: 1 of 2

Exhibit "A" to Resolution No. 2023-
PLAT TO ACCOMPANY DESCRIPTION ANNEXATION
 CITY OF VISALIA

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 CLOVIS, CA 93612 WWW.QKINC.COM
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ANNEXATION NO. _____

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE
AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF
CALIFORNIA.
AREA: 40.46 ACRES

**ANNEXATION TO THE CITY OF VISALIA AND
DETACHMENT FROM TULARE COUNTY SERVICE
AREA # _____**

**ADJACENT PROPERTY OWNERS
ASSESSOR PARCEL NUMBERS**

-
- ① 081-040-005
 - ② 081-040-029
 - ③ 081-030-019
 - ④ 081-140-003
 - ⑤ 081-140-011
 - ⑥ 081-140-012
 - ⑦ 081-150-012
 - ⑧ 081-150-013
 - ⑨ 081-150-014
 - ⑩ 081-150-015
 - ⑪ 081-150-016
 - ⑫ 081-030-046
 - ⑬ 081-030-054
 - ⑭ 081-030-055

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PROJECT NO.: 210315
DRAWN BY: TKF
QA/QC BY: RCO
SCALE: 1" = 400'
SHEET NO.: 2 OF 2

Exhibit "A" to Resolution No. 2023-_____

**PLAT TO ACCOMPANY DESCRIPTION
ANNEXATION**
CITY OF VISALIA



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Exhibit "B" to Resolution No. 2023-
Pre-Annexation Agreement