

RESOLUTION NO. 2024-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING BLANKENSHIP TENTATIVE SUBDIVISION MAP NO. 5602, A REQUEST BY SAN JOAQUIN VALLEY HOMES TO SUBDIVIDE TWO PARCELS TOTALING 62.53 ACRES INTO 203 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE, THE SITE IS ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) AND C-MU (MIXED USE COMMERCIAL). DEVELOPMENT OF THE SINGLE-FAMILY HOMES WILL BE RESTRICTED TO THE R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA) ZONE. COMMERCIAL DEVELOPMENT OF THE AREA WITHIN THE PROJECT SITE ZONED FOR COMMERCIAL USE IS NOT PART OF THIS PROJECT. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH SANTA FE STREET AND EAST CALDWELL AVENUE (APN: 123-400-005 AND 123-400-001).

WHEREAS, Blankenship Tentative Subdivision Map No. 5602, a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, the site is zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area within the project site zoned for commercial use is not part of this project and is a remainder. The project is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 28, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the Tentative Subdivision Map, as conditioned, to be in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-63 prepared for Tentative Subdivision Map No. 5602 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 makes the following specific findings based on the evidence presented:

1. That the proposed location and layout of the Blankenship Subdivision Map No. 5602 its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the

proposed 203-lot single-family residential subdivision and a remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”

2. That the proposed Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses.
3. That the site is physically suitable for the proposed tentative subdivision map. The Blankenship Subdivision Map No. 5606 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential and Mixed Use Commercial General Plan Land Use Designation. The proposed location and layout of the Blankenship Tentative Subdivision Map No. 5602, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 62.53-acre project site, which is the site of the proposed 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed Blankenship Tentative Subdivision Map No. 5606, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 203-lot single-family residential subdivision and remaining 7.04-acre lot is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 203-lot single-family residential subdivision and remaining 7.04-acre mixed use commercial lot would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, frontage street improvements along East Caldwell Avenue.
6. 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 hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-177-1.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A, unless otherwise specified in the conditions of approval.
3. That prior to development, of the subdivision the applicant/developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, block walls, pocket park, and any additional outlots and areas for public use. This is including the transition to three-foot height block walls within the 15-ft front yard setback areas if adjoining lots within the subdivision (Lots 8, 9, 17, 18, 36, 68, 153, 166, and 167).
5. That any oak trees located within or along the perimeter of the project site shall comply with the Oak Tree Preservation Ordinance of the Visalia Municipal Code (Chapter 12).
6. That the developer shall inform and have future homeowners of the Blankenship subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
7. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-63 (State Clearinghouse 2025040063) and all conditions of the Blankenship Tentative Subdivision Map No. 5602, including the following conditions in response to DTSC's comment letter be met during construction and upon final occupancy and ongoing operation of the project:
 - a. That prior to site disturbance, the developer/homebuilder will consult with Soar Environmental on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Soar Environmental perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Soar Environmental that details the required direction/recommendation on soil samples to test for OCP's and arsenic.
 - b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSLs).

8. That approval of the Blankenship Tentative Subdivision Map No. 5602 shall not become effective unless Annexation No. 2024-05, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2024-05.
9. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

10. That all applicable federal, state, regional, and city policies and ordinances be met.

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

AYES: Commissioners Davis, Norman, Tavarez, 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. 2024-76, 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 Beatie, Chairperson