

RESOLUTION NO. 2026-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DECLARING CERTAIN REAL PROPERTY LOCATED ON APN 077-100-103 AS SURPLUS LAND AND AUTHORIZING ACTION TO COMPLY WITH THE SURPLUS LAND ACT AND TAKING RELATED ACTIONS, FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15060(C)(3) DIRECTING STAFF TO ISSUE A NOTICE OF EXEMPTION

WHEREAS, the City of Visalia ("City") is the owner in fee simple of that certain vacant, undeveloped real property, located at the northwest corner of Akers Street and Riffin Avenue, identified with Assessor's Parcel Number 077-100-103, as identified and depicted in "Exhibit 1;"

WHEREAS, "Exhibit 1," attached hereto and by this reference incorporated herein (referred to individually as a "Property"); and

WHEREAS, the Property is no longer necessary for City's use; and

WHEREAS, the Surplus Land Act, Government Code sections 54220 et seq. (as amended, the "Act"), applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221; and

WHEREAS, the Property is "surplus land" under the Act, because it is land owned in fee simple by the City for which the City will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the City's use; and

WHEREAS, prior to the disposal of the Property, the City intends to comply with the notice requirements identified in Government Code section 54222, including but not limited to issuance of a Notice of Availability to, among others, affordable housing developers; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) City staff has determined that the designation of the Property as non-exempt surplus, approval of the form of Notice of Availability, and authorization for the City Manager to comply with the Act will not result in a direct or reasonably foreseeable indirect physical change in the environment and as such is exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3); and

WHEREAS, if and when any of the Property is sold or leased to a purchaser or lessee, and that purchaser or lessee proposes a use for the Property that requires a discretionary approval, any potential future use will be subject to CEQA as this Resolution does not propose a binding commitment to any particular use of the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Visalia:

SECTION 1: The above recitals are true and correct and are a substantive part of this Resolution and findings of the City Council of the City.

SECTION 2: The City Council hereby finds and declares that the Property is “surplus land” as used in the Act, because the Property is owned in fee simple by the City, and the Property is surplus and not necessary for the City’s use.

SECTION 3: The City Council hereby authorizes the City Manager, or his/her designee, to take all necessary actions to fully comply with the Act without further need to obtain further City Council approval.

SECTION 4: Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) the designation of the Property as surplus property and authorization for the City Manager to comply with the Act will not result in a direct or reasonably foreseeable indirect physical change in the environment and as such is exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). If and when any of the Property is sold or leased to a purchaser or lessee, and that purchaser or lessee proposes a use for the Property that requires a discretionary approval, any potential future use will be subject to CEQA as this

Resolution does not constitute a binding commitment to any particular use of the Property. Staff is directed to issue a Notice of Exemption regarding this determination.

SECTION 5: If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 6: The City Clerk shall certify the adoption of this Resolution.

PASSED AND ADOPTED: July 20, 2026

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-41 passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026.

Dated: July 21, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

APPROVED AS TO FORM

Kenneth J. Richardson, City Attorney

EXHIBIT: Exhibit 1: 077-100-103 Property Description

Exhibit 1: 077-100-103 Property Description



APN 077-100-103 consists of approximately 20.8 acres of vacant, undeveloped real property located at the northwest corner of Akers Street and Riggins Avenue. The property is in process of being rezoned to Commercial Mixed Use (CMU).