

RESOLUTION NO. 2023-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, APPROVING GENERAL PLAN AMENDMENT NO. 2021-04, A REQUEST TO AMEND THE LOCATION AND ACREAGE OF GENERAL PLAN LAND USE DESIGNATIONS WITHIN 95.56 ACRES, RESULTING IN THE ELIMINATION OF VERY LOW DENSITY RESIDENTIAL DESIGNATION AND REDISTRIBUTION OF LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, AND PARKS / RECREATION DESIGNATIONS. 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, General Plan Amendment No. 2021-05 is a request to amend the location and acreage of General Plan land use designations within 95.56 acres, resulting in the elimination of Very Low Density Residential designation and redistribution of Low Density Residential, Medium Density Residential, and Parks / Recreation designations. 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 General Plan Amendment in accordance with Section 17.54.060 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing, and recommended approval of said General Plan Amendment; and,

WHEREAS, the Planning Commission of the City of Visalia adopted Resolution No. 2023-38 recommending approval of General Plan Amendment No. 2021-05; and,

WHEREAS, the City Council of the City of Visalia, after ten days published notice, held a public hearing for General Plan Amendment No. 2021-05 on September 5, 2023.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Visalia approves General Plan Amendment No. 2021-05, as shown on Attachment "1" of this Resolution, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.080 of the Ordinance Code of the City of Visalia, based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, 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 General Plan Amendment changing 16 acres of Residential Very Low Density designation to 6 acres of Residential Low Density designation, 6 acres of Residential Medium Density, and 4 acres of Parks / Recreation will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed land use designations under the proposed General Plan Amendment results in land uses that do not impact the rural residential transition at the City's outer limits of its growth boundary or cause growth inducing or intensification effects on the outer limits of the growth boundary, since the St. Johns River corridor serves as a

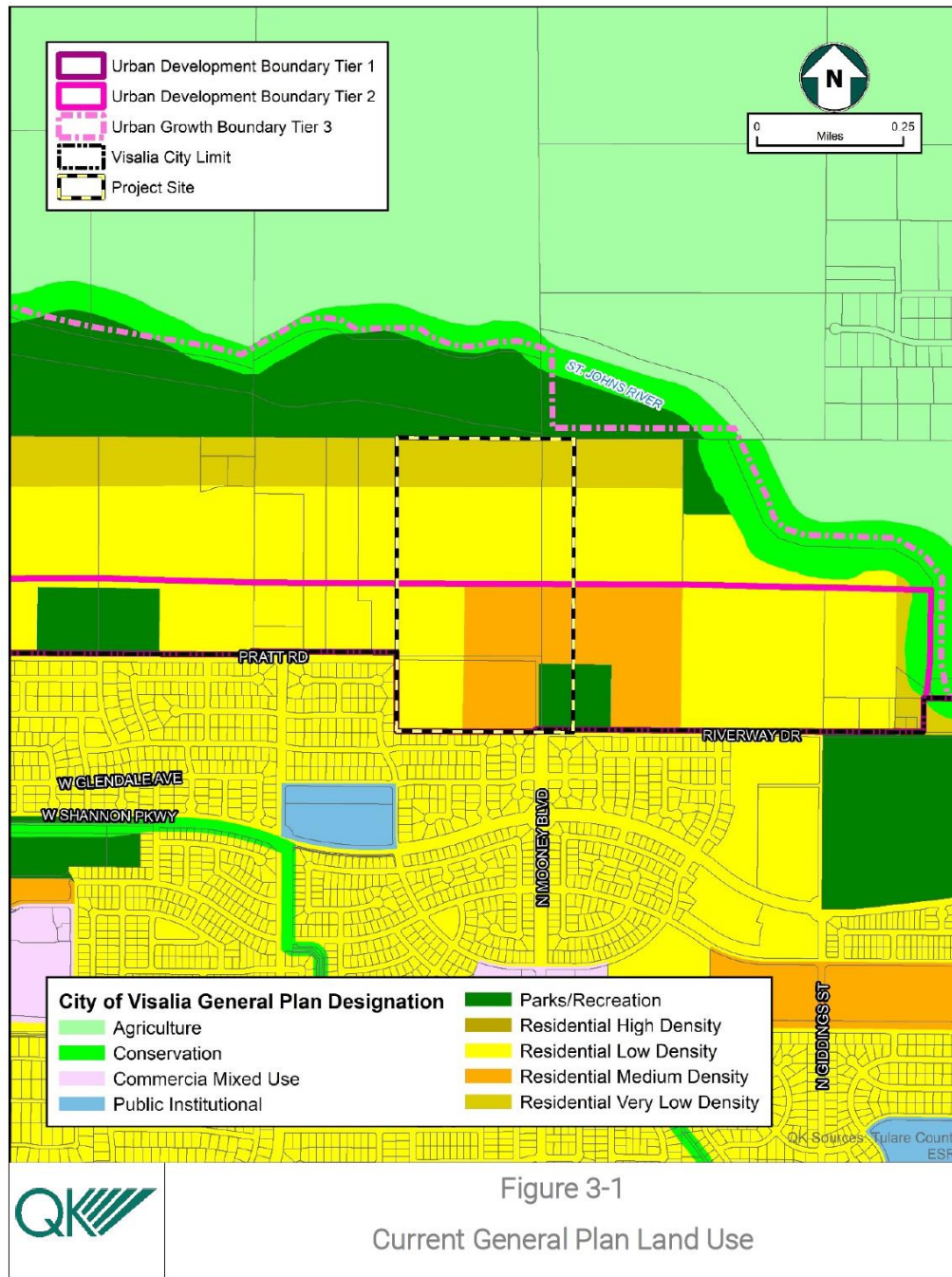
natural boundary to growth and to agriculture uses on the other side, and a Parks/Recreation designation further buffers the existing Very Low Density Designation from the St. Johns River.

4. That the General Plan Amendment will help facilitate additional residential units within the Tier 2 and 3 Urban Development Boundaries. The proposed subdivision is compatible with the adjacent residential uses.
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. 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.

ATTACHMENT “1”

A RESOLUTION OF THE CITY COUNCIL AMENDING THE GENERAL PLAN LAND USE MAP AS FOLLOWS

EXISTING



PROPOSED

