

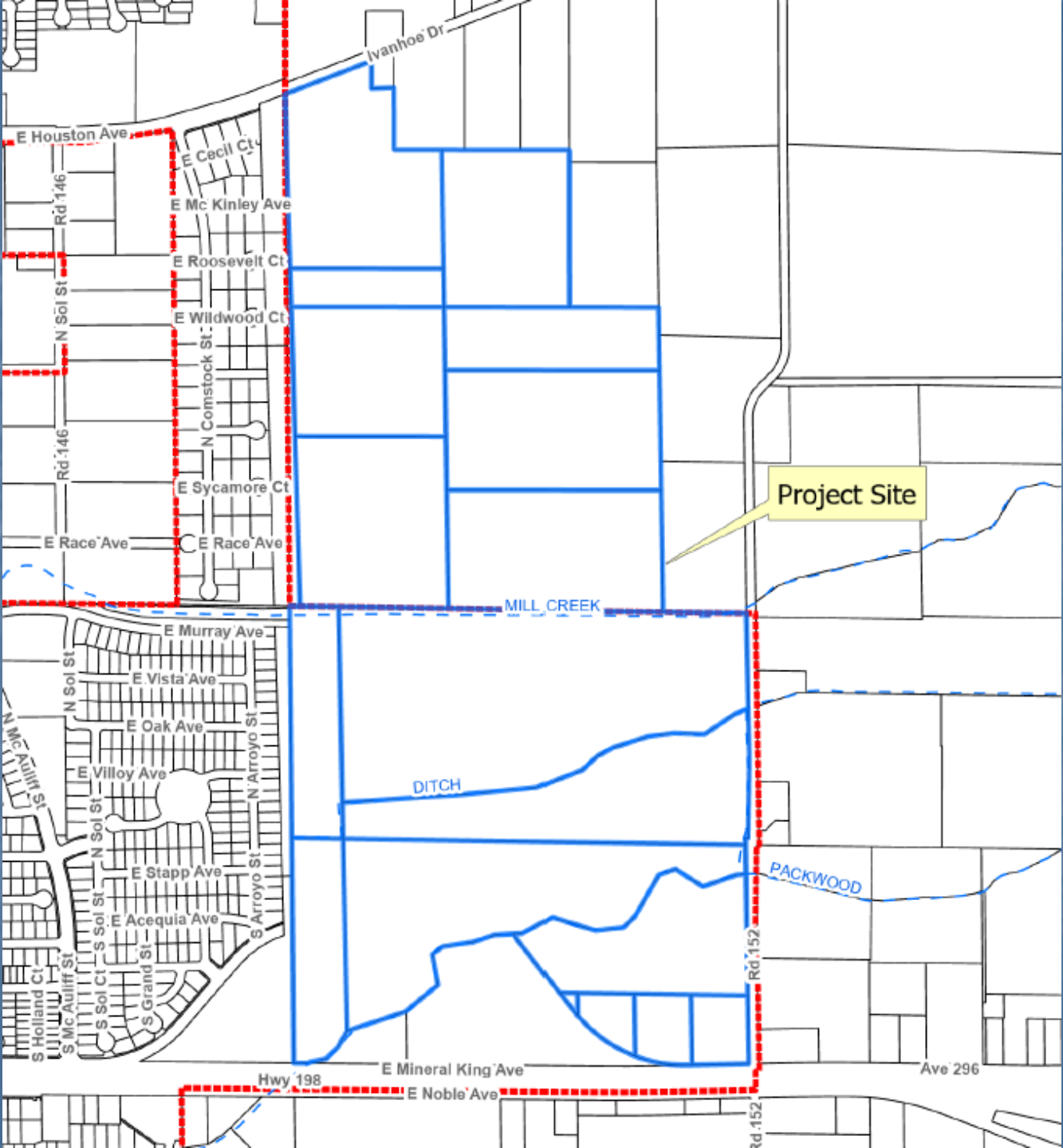
# CITY OF VISALIA

## CITY COUNCIL

November 20, 2023



# East Side Regional Park Project



Nearest Streets:  
Mineral King Ave.,  
Houston Ave.,  
Road 148,  
Road 152



## Overview

Certification of **Final Environmental Impact Report (EIR)**  
for East Side Regional Park & Groundwater Recharge Project

## Related Entitlements

- **General Plan Amendment** (Land use designations & Tier boundary)
- **Annexation** (128 acres out of 286 acres)

## Recommendation

- **That the City Council**
  - Certify the Final EIR
  - Approve General Plan Amendment No. 2021-16
  - Initiate Proceedings for Annexation No. 2021-02



# East Side Regional Park and Groundwater Recharge Site Master Plan - Concept B1

July 1, 2015

The H.E.A. Group, Inc. Architects & Planners, Inc.  
 3000 17th Ave, Suite 100, San Ramon, California 94583  
 925.752.1100 Fax: 925.752.1101 Email: info@heagroup.com

- Plan Legend**
- 1 Lighted, Forced Adult Softball Fields (825' to outfield)
  - 2 Lighted, Forced Youth Baseball Fields (225' to outfield)
  - 3 Lighted Full Size Soccer Fields (210'x330')
  - 4 Soccer Field
  - 5 Lighted Tennis Courts
  - 6 Amphitheater with Seating Capacity of 1,500 People
  - 7 Community Center Building - Approx. 30,000 S.F.
  - 8 Dog Park - Approx. 3 Acres
  - 9 Multi-Use Trails with Fitness Equipment
  - 10 Event Space Turf Area
  - 11 Open Turf Area
  - 12 Children's Adventure Play Area
  - 13 Covered Picnic Area
  - 14 Informal Picnic Area
  - 15 Ranger Kiosk at Vehicular Embankment
  - 16 Maintenance Yard
  - 17 Groundwater Recharge Facilities with Low Flow Channels and Sales Concessions
  - 18 Agriculture Education Barn
    - History of Valley
    - Demonstration Garden & Orchard
    - Outdoor Classroom and Picnic Area
  - 19 Resource Center
    - History of Viejas Groundwater
    - Recharge Facilities
    - Water Conservation - Water Wise Garden
  - 20 Entry Monumentation
  - 21 Tree Massing Buffer
  - 22 Interior Circulation Road
  - 23 Plankwood Creek with Riparian Vegetation
  - 24 Reassigned Mill Creek with Riparian Vegetation
  - 25 Existing Trees
  - 26 Parking Lot
  - 27 Restroom
  - 28 Trained Parking
  - 29 City of Viejas Gateway Sign
  - 30 Splash Pad
  - 31 Lighted Full Court Basketball Court
  - 32 18 Hole Disc Golf Course

**Houston Avenue**



**Road 152**

**Hwy. 198**

**Mineral King Ave.**

**Future Tower St.**

**Adopted Concept Plan B1**

**North**



# Project Overview

## ■ **Groundwater Recharge Project**

- City has been proactively acquiring land in area since 2001.
- Developed to help region's receding groundwater table.
- Water Exchange Agreement with other water organizations to help in the effort of groundwater recharge.
- 7 groundwater recharge basins planned.

## ■ **Future ESRP**

- 148-acres allocated for future regional park
- Council voted to adopt Concept B1 as the ESRP master plan.

# Project Overview

## ■ Future ESRP

- 139-ac. of recreational space.
- Park programs include:
  - Lighted adult softball fields
  - Lighted youth baseball fields
  - Soccer fields
  - Tennis courts & Pickleball courts
  - Dog park
  - Multi-use trails

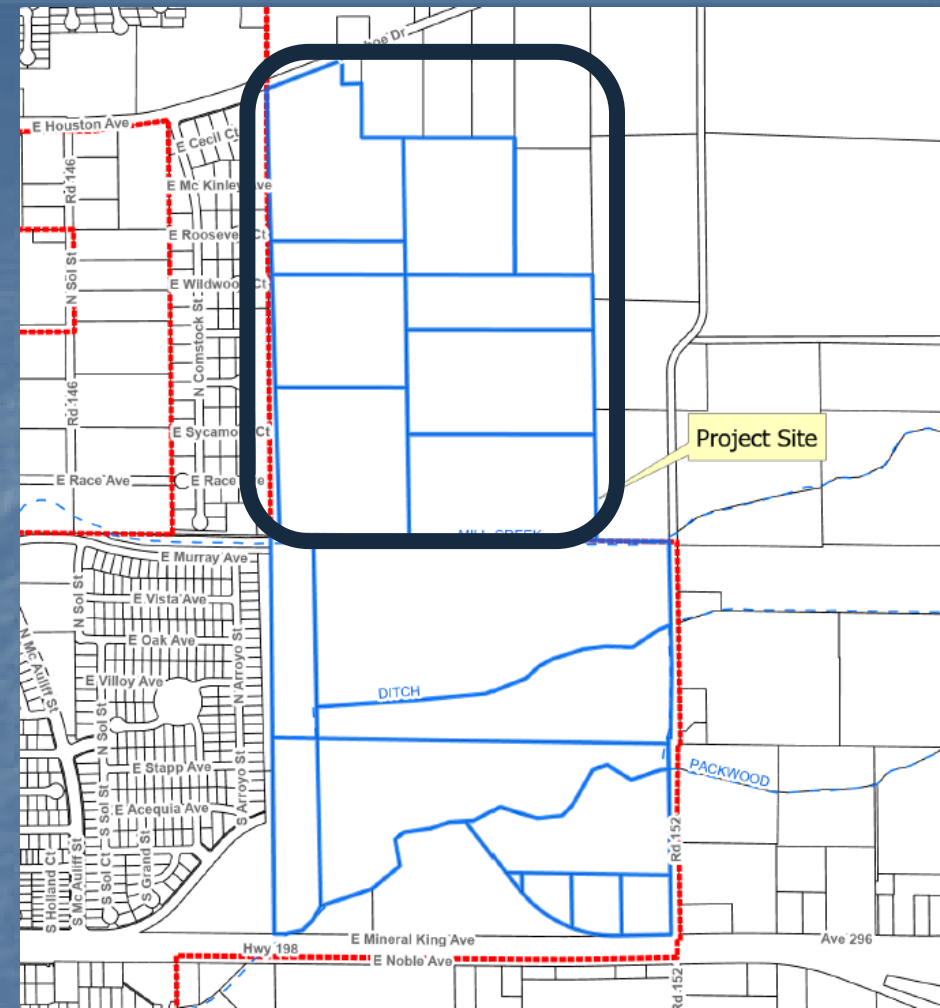
# Project Overview

## ■ Annexation

- 128 acres of overall 286 acres.
- Zoning will be zoned Quasi-Public (Q-P).
- Consistent with General Plan Amendment.

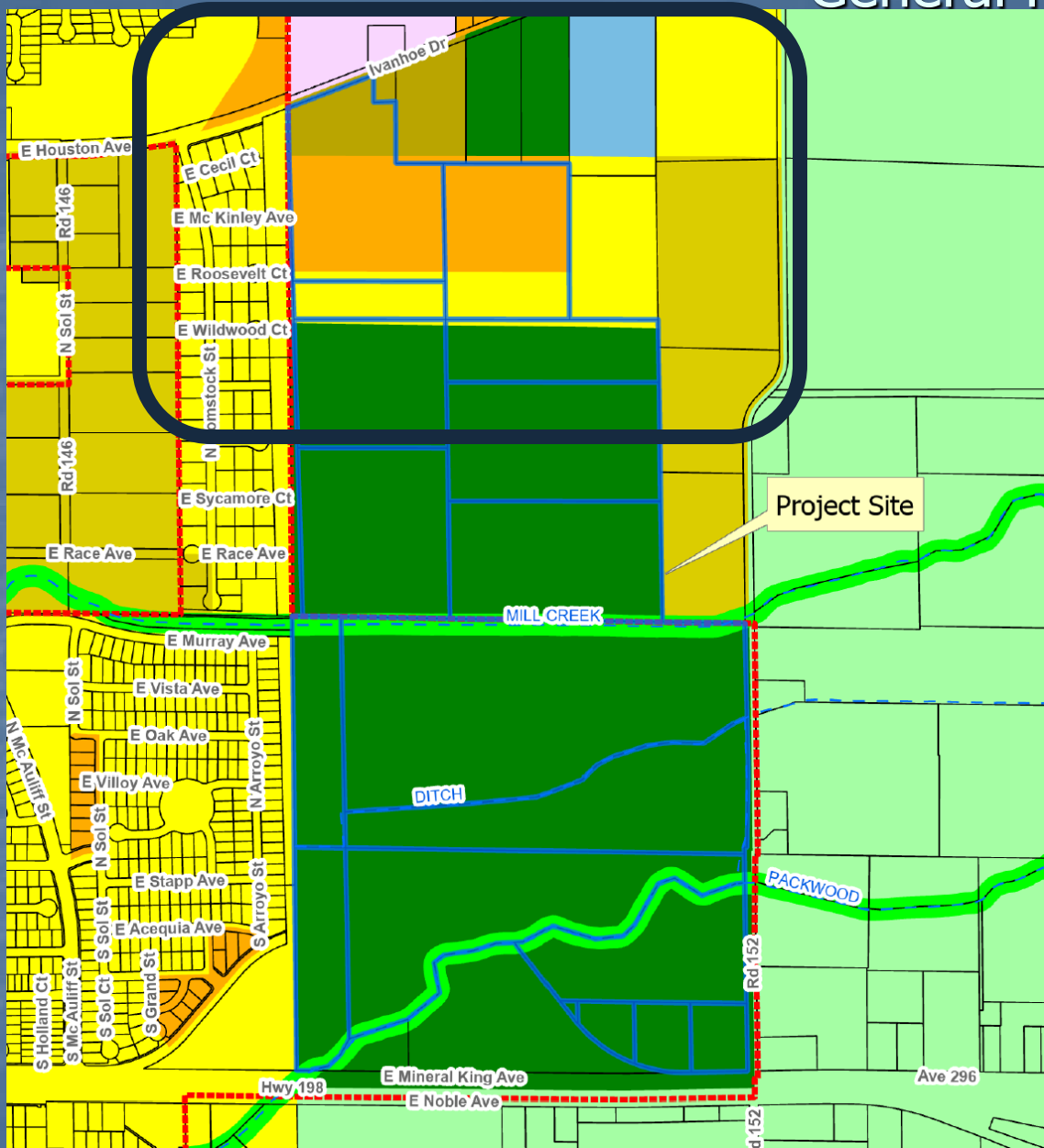
## ■ General Plan Amendment

- 42 acres of overall 286 acres.
- Low, Medium & High Density Residential to Parks/Recreation.
- Adjust area from Tier 3 to Tier 1.

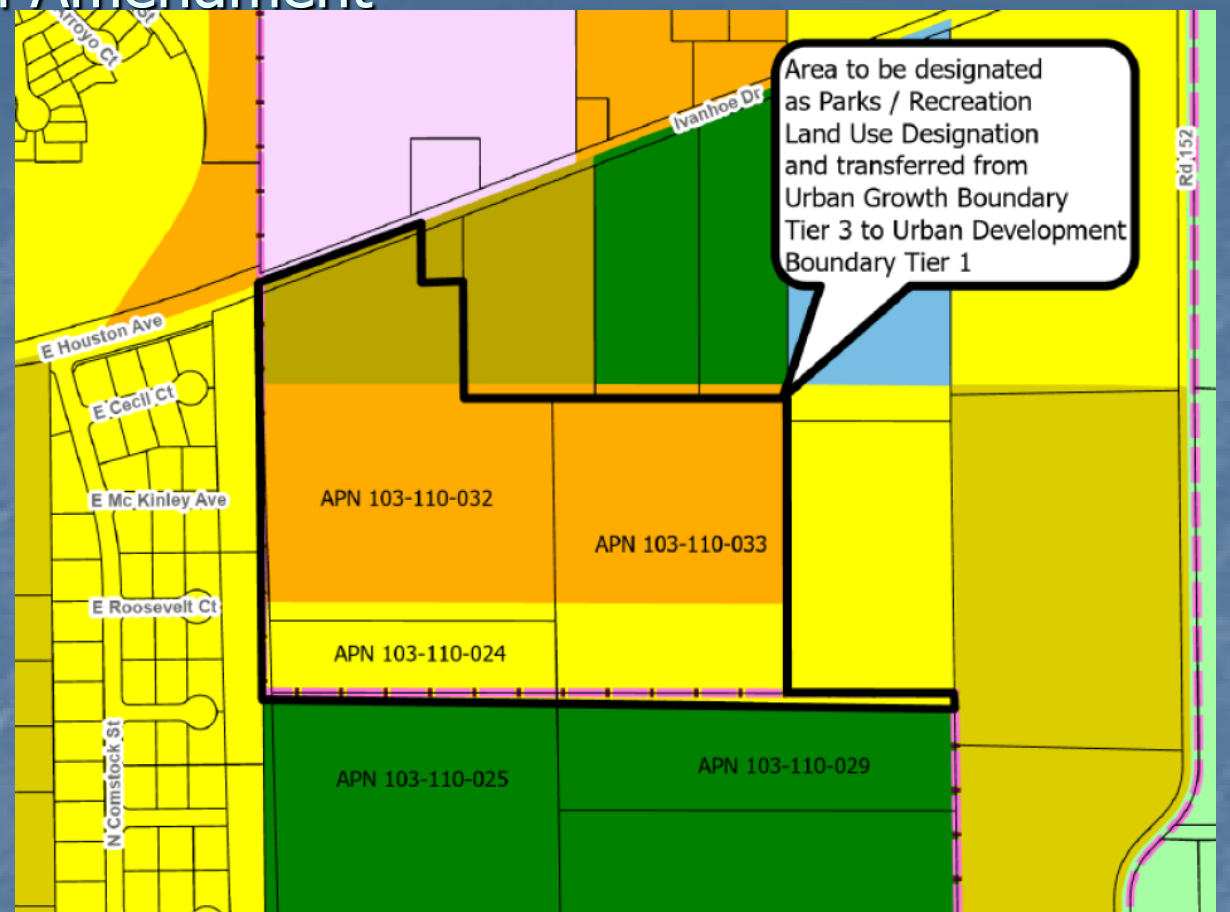




# General Plan Amendment



**Existing General Plan**



**Proposed General Plan**

# Project Overview

## ■ **Completion of EIR**

- Professional services with Provost & Pritchard began in 2014
- Addresses development of entire park & recharge basins
- Public Comment period Feb. 2 thru March 20, 2023
- City Council Work Session held March 6, 2023

## ■ **General Plan Consistency**

- Policy PSCU-P-4: “Create one large new park at the City’s eastern edge. . .”
- Ground water recharge opportunities.

# Project Overview

- **Consistency with State Law (Housing Crisis Act 2019)**
  - Project was initiated prior to 2019 law.
- **Consistency with No Net Loss Law**
  - No “Net Loss” law ensures jurisdictions have adequate land supply for their RHNA obligation.
  - Land in Tier 3 has not been assigned units affiliated with city’s RHNA or sites inventory.
  - Land to be moved into Tier 1; properties will be zoned Q-P.

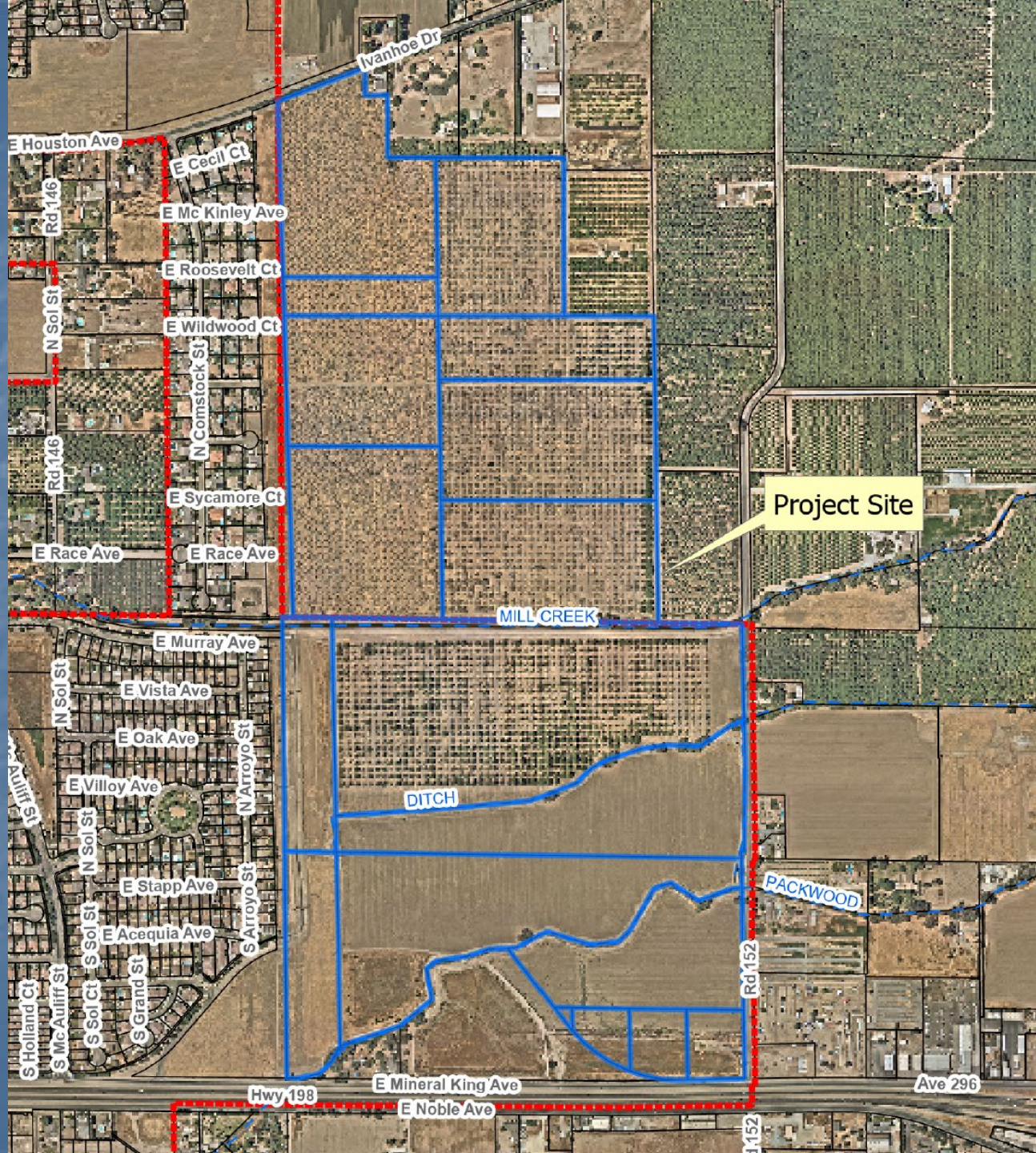


# East Side Regional Park

## Staff Recommended Motion

- Move to **certify EIR.**
- Move to **approve.**
  - **General Plan Amendment No. 2021-16**
- Move to **initiate**
  - **Annexation No. 2021-02**





Project Site

MILL CREEK

DITCH

PACKWOOD

Hwy 198

E Mineral King Ave

E Noble Ave

Ave 296

