

Executive Summary

This Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed City of Visalia General Plan and draft Climate Action Plan (collectively referred to as the “proposed Plan,” “proposed General Plan,” or “proposed Visalia General Plan”). The proposed Plan was developed in response to policy direction provided by the City Council and the Planning Commission as well as community concerns identified through an extensive public participation and outreach program, including a newsletter, community workshops and public meetings. A 24-member General Plan Update Review Committee (GPURC) was appointed by the City Council to represent the various components of the Visalia community in the General Plan update. The role of the GPURC is to ensure that the new General Plan reflects the community’s vision for the future. The City of Visalia is the lead agency for this EIR, as defined by the California Environmental Quality Act (CEQA). As the lead agency, the City is required to evaluate the potential effects of the Plan in an EIR.

An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed project. The EIR also identifies mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the proposed project that may reduce or avoid one or more significant environmental effects. These alternatives must include a “No Project” alternative that represents the result of not implementing the project and a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines 15126.6(a)). Based on the alternatives analysis, an environmentally superior alternative is identified.

This EIR is a program EIR that examines the potential effects resulting from implementing designated land uses and policies in the proposed General Plan. The impact assessment evaluates the General Plan as a whole and identifies the broad, regional effects that may occur with its implementation. As a programmatic document, this EIR does not assess site-specific impacts. Any future development project made possible by the General Plan will be subject to individual, site-specific environmental review, as required by State law.

Proposed Project

The proposed Visalia General Plan is intended to replace the existing General Plan, which was adopted in 1991 and last updated in 1996. The General Plan is composed of goals, policies, a land use diagram, and other graphic figures and maps (e.g. open space systems, a transportation

network, and public facilities) to guide future development within the City’s boundaries, through the year 2030.

The City of Visalia, located in the Central Valley, covers an area of approximately 36 square miles. The City is situated in northwestern Tulare County, north of the City of Tulare and west of the City of Farmersville. The City of Hanford, in Kings County, lies 12 miles to the west. Most of the remaining land uses surrounding the city are agricultural in nature. With a 2010 population of 124,440, Visalia is the largest city in Tulare County.

The Plan includes the six of seven elements required by State law, including Land Use, Circulation, Open Space, Conservation, Noise, and Safety. It also includes three optional elements that address local concerns: Historic Preservation; Economic Development; and Parks, Schools, Community Facilities, and Utilities. The Housing Element—the final required element—was adopted in March 2010 as a separate volume.

City Council meetings in early 2013 further developed key aspects of the Draft General Plan. On February 25, 2013, the City Council held a Special Meeting in which members accepted the final Preferred Land Use Plan upon which the proposed General Plan is based and developed a three-tier growth boundary system that controls the phasing and distribution of future development (discussed in Chapter 2). On April 1, 2013, the City Council held a work session to provide direction on the draft General Plan regarding: (1) North Dinuba Boulevard Corridor; (2) a definition of reserve land use; (3) neighborhood commercial land use definition; and (4) a rail spur connection policy for the Industrial Park.

KEY FEATURES OF THE PROPOSED GENERAL PLAN

The maps and policies in the General Plan are structured around the following key initiatives. These themes were identified and considered by the GPURC, based on input by the public and from key stakeholders:

1. **Balanced Growth.** Emphasize concentric development and infill opportunities to strengthen Downtown, revitalize existing commercial centers and corridors, and fill in gaps in the city fabric, balanced by moderate outward expansion and protection of agricultural lands.
2. **High Quality of Life.** Build on Visalia’s small-town feel by ensuring that each neighborhood is a complete, walkable area with a full range of housing types, a discernible center, and a unique sense of place. At a citywide scale, the sense of place is preserved by keeping Downtown vital and accentuating the city’s natural creek system.
3. **Enhanced Connectivity.** Improve connectivity at the neighborhood, city, and regional scale, by improving key corridors, completing missing links in the roadway network, and ensuring that new neighborhoods accommodate the City’s street grid. Create “complete streets” amenable to walking, biking, and transit use, and anticipate robust transit service within the City and beyond.
4. **Vibrant Community.** Support Visalia’s economic vitality, including higher-intensity development Downtown, the creation of a new urban district in East Downtown, the

revitalization of the Mooney corridor, the facilitation of expanded medical and educational facilities, and attractive locations for expanding business.

5. **Forward-looking Retail Strategy.** Provide for new neighborhood commercial uses and regional retail development to be staged over time in order to support the City's existing retail base. This may allow for long-term development in the Highway 99 corridor for tourist-/visitor-oriented shops or specialty retailing that can not be accommodated on Mooney Boulevard or is justified because infill sites are largely built out.
6. **Identity as a Free-Standing City.** Work with the County and the community to maintain physical separation between Visalia and neighboring communities.

These themes and the policies proposed to implement them are described in greater detail in Section 2 of this EIR.

ESTIMATED BUILDOUT OF THE PROPOSED GENERAL PLAN

Full development under the General Plan is referred to as “buildout.” Although the General Plan envisions policies and land use intentions in the Plan to be realized by 2030, the year is not intended to be certain; nor does the designation of a site for a certain use necessarily mean the site will be built or redeveloped with that use in the next 20 years. The Land Use Element of the proposed General Plan provides a more detailed analysis of General Plan buildout.

Residential Development

Approximately 43,900 households currently exist in the Planning Area. The General Plan is intended to accommodate an additional 32,200 households. General Plan buildout would result in approximately 76,100 households in the Planning Area.

Buildout Population

Based on past development trends, regional growth forecasts, and applying assumptions on future growth,¹ the Visalia Planning Area will accommodate approximately 210,000 residents at buildout, an increase of about 68 percent over the current population of 124,440 according to the 2010 US Census. Over a 20 year period, this represents an annual growth rate of 2.6 percent. The population increase will be driven primarily by regional economic growth and migration, rather than birth rates. **Table ES-1** summarizes buildout for the proposed General Plan by population, housing units, households, students, schools, park acreage, and jobs.

¹ For details about assumptions taken and methodology, please refer to the General Plan.

Table ES-1: Population, Housing Units, Households and Jobs at Buildout

	<i>Existing (2010)</i>	<i>Pipeline Projects (2010)</i>	<i>Net New Development (2030)</i>	<i>Total Buildout (2030)</i>
Population	124,440	17,500	68,060	210,000
Housing Units	43,900	6,500	25,700	76,100
Households	41,500	6,100	24,300	71,900
Jobs	65,900	2,220	25,610	93,730

Sources: US Census Bureau; California Department of Finance; Dyett & Bhatia, 2012.

Buildout Employment

Visalia will accommodate approximately 93,730 jobs at buildout, an increase of approximately 42 percent from the current number of jobs. The total additional jobs accommodated by the proposed General Plan, beyond those existing in 2010 and those in current pipeline development projects, is about 25,610. Over a 20 year period, this represents an average annual employment growth rate of about 1.8 percent.

CLIMATE ACTION PLAN

The General Plan process also includes development of a draft Climate Action Plan (CAP), which was created to develop and enhance actions designed to reduce Visalia’s greenhouse gas (GHG) emissions. The CAP develops a comprehensive municipal and community strategy for addressing GHG emission reduction goals. The CAP includes:

- A community-wide and government operations inventory for 2005, the selected baseline year;
- Forecasts of business-as-usual emissions through General Plan buildout (2030);
- 2020 and 2030 community-wide targets, in accordance with the goals set in Assembly Bill 32, the California Air Resources Board 2008 Scoping Plan, and Executive Order S-3-05;
- Quantification of existing and proposed GHG mitigation strategies, to reach 2020 and 2030 GHG targets; and
- GHG mitigation strategies for energy, transportation, and waste and resource conservation.

The CAP has been prepared concurrently with the proposed General Plan, and includes objectives and specific policies from the proposed General Plan to address long-term emissions reduction efforts by the City. The timeframe for the CAP extends from the date of adoption through 2030. The proposed General Plan and the CAP are anticipated to be adopted concurrently, and both are evaluated in this EIR.

Alternatives to the Proposed General Plan

The following alternatives are described and evaluated in this EIR:

Alternative 1: Neighborhood Nodes and Compact Growth

The development concepts proposed in this alternative focus on new growth taking place within existing city limits and in compact neighborhoods and utilizes the city’s existing physical and economic infrastructure to create a more vibrant city center and neighborhood-oriented community. Identification of new neighborhood nodes—parks, schools, and/or neighborhood shopping areas—is emphasized for both existing and new development. This Alternative proposes the smallest urban footprint of the two alternatives at 41 square miles, with new development extending roughly up to Avenue 320 and St. Johns Parkway to the north, Road 148 to the east, and Visalia Parkway to the south. This Alternative also includes intensified development in Downtown and East Downtown, which act as primary nodes and job centers for the whole city. Relative to the proposed Plan and the other alternatives, this alternative assumes the lowest amount of growth potential.

Alternative 2: Expanded Growth

This Alternative builds on the concepts of both neighborhood and corridor development, while maintaining the same character and typology of existing development in the city, resulting in the largest urban footprint of all the alternatives. It also has the greatest amount of traditional family development of all the alternatives. The development concepts in this alternative also introduce several new locations for regional retail uses. In addition, downtown Visalia is expanded as an activity center, with larger mixed use footprint and new medium and high density housing located just to the east of Downtown along Goshen Avenue. This alternative assumes a higher, more aggressive rate of growth than either the proposed Plan or Alternative 1.

No Project Alternative

The purpose of evaluating the No Project Alternative is to allow decision makers to compare the potential impacts of approving the project with the potential impacts of not approving the project. The No Project Alternative represents the continuation of the current City of Visalia General Plan and Zoning Ordinance, which was adopted in 1991 and last underwent a major update in 1996. This alternative would result in less population growth than Alternative 2 and the proposed General Plan, yet would have a large growth footprint due to lower density development.

Table ES-2: Comparison of Buildout of Proposed General Plan and Alternatives

	<i>Households</i>	<i>Jobs</i>	<i>Housing Units</i>	<i>Population</i>
Proposed General Plan	71,900	93,730	76,100	210,000
Alternative 1	71,700	89,300	75,200	201,400
Alternative 2	87,000	104,200	91,300	243,800
No Project	73,910	92,918	77,564	204,730

Source: Dyett & Bhatia, 2013, Tulare County Association of Governments, 2010.

Areas of Controversy

Although there are no clear areas of controversy, impacts classified as significant and unavoidable have been identified in the issue areas of transportation, air quality, agriculture, noise, and hydrology and flooding (see **Table ES-3**), and inasmuch as they may be considered controversial to the general public, they are described briefly here.

TRANSPORTATION

Buildout of the General Plan will result in added traffic on local transportation facilities. Certain facilities are already experiencing some congestion. Planned roadway system improvements, including widening major arterials, new bridge crossings, interchange improvements, and new road construction have been identified in the proposed General Plan to meet LOS “D” standards. Under the proposed General Plan, all local roadways and intersections would operate at LOS “D” standards or above. However, SR 198 would operate at an unacceptable LOS in the following segments:

- State Route 99 to Akers Street (LOS E)
- Akers Street to Mooney Boulevard (LOS F)
- Mooney Boulevard to Lovers Lane (LOS F)

Caltrans’ 2012 Transportation Concept Report for SR 198 identifies a four-lane freeway to meet the year 2035 LOS D within the Planning Area, with an ultimate design (beyond 2035) being a six-lane freeway. As a six-lane freeway, SR 198 would provide acceptable LOS on these roadway segments. However, per the current Transportation Concept Report, the ultimate design condition for SR 198 would be implemented beyond 2035, after General Plan buildout in 2030. The widening is feasible—the right of way will accommodate an additional travel lane in each direction—but the timing of the improvement may need to be reconsidered as Visalia grows under the proposed General Plan. Implementation of the improvements to SR 198 (a Caltrans facility) is the primary responsibility of Caltrans. The City will work with Caltrans to modify the SR 198 Transportation Concept Report to schedule needed improvements prior to General Plan buildout (Policy T-P-27), assuming that the forecasted growth and development in the Planning Area occurs and necessitates the widening within the planning period. However, because Caltrans has exclusive control over state route improvements, the City cannot guarantee that these improvements will be completed prior to General Plan buildout. Therefore, this impact is considered significant and unavoidable.

AIR QUALITY

Buildout of the proposed General Plan would facilitate development within the City that would allow additional residential units and commercial/office/industrial space by the year 2030 over existing conditions. Local and regional vehicle emissions and vehicle travel generated by future population growth associated with General Plan buildout would result in an increase in criteria pollutant emissions. Motor vehicles travelling throughout the Planning Area would result in emissions of ozone precursors (ROG and NO_x), CO, PM10, and PM2.5 emitted primarily as vehicle exhaust.

Net annual mobile source emissions in 2030 compared to existing conditions would exceed the significance thresholds for PM10 and PM2.5 as a result of increased dust raised from paved roadways with increased traffic, resulting in a significant impact. While this impact would be less under the proposed General Plan than under the No Project alternative (due to proposed General Plan buildout network resulting in lower VMT), the increase under the proposed General Plan relative to the existing conditions would result in a significant impact.

Policies within the proposed General Plan would help to reduce mobile source emissions by promoting mixed-use, transit-oriented development, alternative forms of transportation. It is likely that these policies would reduce trips and VMT beyond what is shown in the emissions modeling. However, without a quantitative analysis of reductions anticipated under the General Plan policies, there is insufficient data to determine whether operational emissions would be below SJVAPCD thresholds.

The City will implement a variety of policies designed to address air quality issues. Future compliance with SJVAPCD Rules and Regulations as part of environmental review for new master plan or specific plan areas, or for proposed development that is not consistent with earlier EIRs covering specific plan areas will also help to reduce air quality emissions associated with individual projects. However, total emissions associated with development of the proposed General Plan would still exceed SJVAPCD thresholds for PM10 and PM2.5. No additional feasible mitigation measures are currently available to reduce this impact to a less-than-significant level. Consequently, the impact remains significant and unavoidable.

AGRICULTURE

Loss of agricultural land as a result of the proposed General Plan, including the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use is expected to occur over the next 20 years. Under the proposed Plan, it is expected that 14,265 acres of Important Farmland would be converted to urban uses within the Planning Area. The total amount of acres to be converted under the proposed Plan includes 12,490 acres of Prime Farmland, 399 acres of Farmland of Statewide Importance, and another 1,333 acres of Unique Farmland. Prime Farmland currently accounts for 51 percent of the Planning Area, but will account for 86 percent of the total converted farmland, while all other categories would account for less than 10 percent each, meaning a disproportionately higher loss of Prime Farmland compared to any other type. Despite the significant impacts on farmland, the proposed Plan is being offered in order to provide for the expected growth in Visalia over the next 20 years. The conversion of farmland as a result of the proposed General Plan is essential for this projected growth expected to occur under the proposed Plan.

The proposed General Plan includes policies that limit the conversion of Important Farmland areas to the minimum extent needed to accommodate long-term growth, and phasing development in such a way that prevents the possibility of reducing the viability of remaining farmland. However, because agriculture is an important economic aspect for Visalia and for Tulare County, multiple policies are identified in the proposed General Plan to prevent excessive agricultural land conversion, including prioritizing infill development within the existing city limits, clear phasing of growth, compact development in new growth areas, and the continuation of most agricultural activities in the Planning Area. The significant impacts related to the

conversion of Important Farmland under the proposed General Plan would not be considerably different under any other likely growth scenario for Visalia that accommodates planned approved residential and non-residential development proposed for the city.

NOISE

Noise resulting from vehicles, trains, and stationary operations are expected to increase as a result of the proposed General Plan. Increases are expected to occur along major roadways in the city. It is expected that noise sensitive land uses will experience an increase in noise that results in noise in excess of standards found in the existing Visalia General Plan Noise Element. Implementation of the proposed Plan is expected to increase noise traffic noise levels on 11 specific roadway segments (as described in Chapter 3.10, Noise). However, the actual level of impact will depend on the presence and location of existing or proposed land uses and barriers in relation to the noise source resulting from increased traffic levels. Potential impacts as a result of increased traffic noise are considered significant and unavoidable.

HYDROLOGY AND FLOODING

The majority of the Visalia is subject to potential dam inundation in the event of failure of the Terminus Dam, owned and operated by the U.S. Army Corps of Engineers. While there is a low probability of failure of the Terminus Dam, the dam inundation area is designated for residential, commercial, industrial and public uses, which could expose people and structures to flooding risk. As placing a moratorium on development, requiring new houses and structures to be raised, raising the ground level, or moving existing structures in at-risk areas are considered infeasible, this impact is considered significant and unavoidable.

Impacts Summary and Environmentally Superior Alternative

IMPACTS SUMMARY

Table ES-3 presents the summary of the significant impacts of the proposed General Plan identified in the EIR and the proposed General Plan policies and mitigation measures that reduce these impacts to the extent possible. Detailed discussions of the impacts and proposed policies that would reduce impacts are in Chapter 3. **Table ES-4** presents those impacts determined to be less than significant, accompanied by the policies that render them as such. For both significant and less than significant impacts, the level of significance is determined by comparing the impact to the significance criteria described in Chapter 3.

Policy References

Throughout the following table and in the subsequent chapters of the EIR, policies marked with an asterisk (*) are those that are included in the existing General Plan.

IDENTIFICATION OF ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Based on the comparative analysis in Chapter 4 of this Draft EIR, and setting aside the No Project alternative (as provided by CEQA), Alternative 1 is identified as the environmentally superior

alternative. This determination is based on the fact that Alternative 1 would result in the smallest amount of additional population growth and jobs, as well as the least amount of development. Because development under this alternative is concentrated in the Downtown and infill areas of the City and focuses on growth taking place within city limits, there exists the lowest chance that development would affect any of the environmentally sensitive areas of the Planning Area or pose a threat on environmental resources in the Planning Area. However, the proposed Plan most closely embodies the 13 Emerging Themes to meet community goals, while Alternative 1 is lacking in creating connectivity to waterways and emphasizing a strong retail sector. During the public process in which the Alternatives were vetted by the Visalia community, elected officials, and the GPURC, the amount of development possible under Alternative 1 was felt by many to unnecessarily hamper the City's economic prosperity. The amount of growth possible under the proposed Plan was preferred, provided that policies ensured it would occur in an orderly, controlled, and sustainable fashion. The proposed Plan follows a three-tier growth boundary system that controls the phasing and distribution of future development, while the Alternatives rely on a two-tier system based on a continuation of the current General Plan.

The proposed Plan would fully accommodate the projected population and job growth in Visalia, and plans for its orderly, sequential development, emphasizing natural and urban corridors and largely maintaining current development trends. Allowing growth in Visalia through continuous responsible development relieves development pressure elsewhere in the region and ensures that Visalia plays its part in accommodating the San Joaquin Valley's growth in a sustainable, compact urban form. The proposed Plan meets all the plan objectives and most closely reflects the Emerging Themes, but would have larger impacts than Alternative 1 due directly to its larger buildout population and urban footprint.

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
Land Use		
<p>3.1-1 The proposed General Plan could conflict with applicable land use plans, including the County General Plan and specific plans.</p>	<p>LU-P-14</p> <p>*Recognize the importance of agriculture-related business to the city and region, and support the continuation and development of agriculture and agriculture-related enterprises in and around Visalia by:</p> <ul style="list-style-type: none"> • Implementing growth boundaries and cooperating with the County on agricultural preservation efforts; • Accommodating agriculture-related industries in industrial districts; • Facilitating successful farmers' markets; and • Helping to promote locally-grown and -produced agricultural goods, and the image of Visalia and Tulare County as an agricultural region. 	<p>Less than significant</p>
	<p>LU-P-15</p> <p>*Ensure high-quality, master-planned development at State Highway 198 and Plaza Drive and update or repeal the West Visalia Specific Plan to eliminate unnecessary restrictions and streamline the review and approval process.</p>	
	<p>LU-P-19</p> <p>Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.</p> <p><i>The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Tier I Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Tier III Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.</i></p>	
	<p>LU-P-20</p> <p>Allow annexation and development of residential, commercial, and industrial land to occur within the Tier I Urban Development Boundary (UDB) at any time, consistent with the</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>City's Land Use Diagram.</p> <p>LU-P-21 Allow annexation and development of residential, commercial, and industrial land to occur within the Tier II UDB and the Tier III Urban Growth Boundary consistent with the City's Land Use Diagram, according to the following phasing thresholds:</p> <p>Tier II: The expansion criteria for land in Tier II to become available for annexation and development is that such annexation and development shall only occur if it does not result in excess of a 10-year supply of undeveloped residential land within the new Tier I. This is intended to be consistent with LAFCO policies discouraging residential annexations exceeding a 10-year housing inventory. Thus, the "inner" tier is distinguished from the GPURC-recommended Tier I in that it is not based on projected capacity and need, but rather on a requirement to be able to demonstrate that less than a ten year inventory of residential land exists.</p> <p>Tier III: Tier III comprises full buildout of the General Plan. The expansion criteria for land in Tier III is that land would only become available for development when building permits have been issued in Tier I and Tier II at the following levels:</p> <ul style="list-style-type: none"> • <u>Residential</u>: after permits for 12,800 housing units have been issued, resulting in a target City population in Tier I of 178,000; • <u>Commercial</u>: after permits for 960,000 square feet of commercial space have been issued; and • <u>Industrial</u>: after permits for 2,800,000 square feet of industrial space have been issued <p><i>To complement residential neighborhood development, the City also may allow small annexations for sites less than 30 acres in size that are contiguous to the City limits to allow for efficient development of a</i></p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p><i>neighborhood, commercial area or employment center, provided no General Plan amendment is required and infrastructure is available or can be extended at no cost to the City.</i></p> <p>LU-P-25 Provide planning and technical support for the relocation of agricultural operations currently located in the city to compatible locations in the Planning Area or the County.</p> <p>LU-P-26 Continue to follow the referral agreement with Tulare County, and work with the County to strengthen the implementation of the Visalia General Plan within the Visalia Urban Area Boundary.</p> <p>LU-P-28 Continue to use natural and man-made edges, such as major roadways and waterways within the city's Urban Area Boundary, as urban development limit and growth phasing lines.</p> <p>LU-P-29 Use regional and community parks and open space to enhance gateways to the city and as a buffer between adjacent communities.</p> <p>LU-P-30 Maintain greenbelts, or agricultural/open space buffer areas, between Visalia and other communities by implementing growth boundaries and working with Tulare County and land developers to prevent premature urban growth north of the St. Johns River and in other sensitive locations within the timeframe of this General Plan.</p> <p>LU-P-31 Promote the preservation of permanent agricultural open space around the city by protecting viable agricultural operations and land within the city limits in the airport and wastewater treatment plant environs.</p> <p>LU-P-32 Continue to maintain a 20-acre minimum for parcel map proposals in areas designated for Agriculture to encourage viable agricultural operations in the Planning Area.</p> <p>LU-P-33 Work with Tulare County to prevent urban development of agricultural land outside of the</p>	

Visalia General Plan Draft Environmental Impact Report

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>current Urban Development Boundary and to promote the use of agricultural preserves, where they will promote orderly development.</p> <p>LU-P-41 Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.</p> <p>LU-P-44 *Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.</p> <p>LU-P-45 *Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.</p> <p>LU-P-74 Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown.</p> <p>LU-P-75 Improve and enhance East Downtown’s physical image and desirability as a place to invest, through public investments in infrastructure, parking, streetscapes and public spaces.</p> <p>LU-P-90 Promote the development and implementation of special districts and master plan areas to preserve and enhance Downtown and East Downtown in the Core Area. Ongoing efforts include the Medical District Master Plan, and historic preservation district.</p> <p>LU-P-115 Coordinate airport area development proposals with the Tulare County Airport Land Use Commission.</p>	
3.1-2 The proposed General Plan could result in	<p>LU-P-50 Provide development standards to ensure residential development is not negatively</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
community residential or business disruption, or displacement of substantial numbers of existing population and housing.	affected by adjacent non-residential land uses.	
	LU-P-57 *Establish an Affordable Housing Overlay Zoning District (AHO) to promote the development of affordable housing on infill land within the existing City limits in areas designated by the General Plan for multi-family residential development. Participation by affordable housing developers in the AHO program would be voluntary, with the incentives offered intended to make development of affordable housing feasible.	
	LU-P-59 Continue to enforce code compliance and provide support to neighborhood improvement efforts to ensure repair and maintenance of existing dwelling units.	
	LU-P-71 *Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.	
	LU-P-92 Work with the Downtown Property Owners Association (POA) and other Downtown-oriented organizations to continue investment in downtown infrastructure improvement projects such as the acquisition of property for parking facilities and graffiti removal programs.	
LU-P-96 *In order to avoid losing out on potential funding opportunities, to the extent financially feasible, prepare infrastructure improvement plans for future necessary facilities so that they are ready to bid when such funding opportunities become available.		
3.1-3 The proposed General Plan would not result in permanent alterations to the characteristics and qualities of an existing neighborhood or	LU-P-40 *Use Mill, Packwood, and Cameron Creeks and other waterways as natural amenities and links between neighborhoods. LU-P-47 *Establish criteria and standards for pedestrian, bicycle, and vehicle circulation networks within new subdivisions and non-residential development.	Beneficial

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
community by separating residences from community facilities and services, restricting access to commercial or residential areas, or eliminating community amenities.	LU-P-48	Preserve established and distinctive neighborhoods throughout the city by maintaining appropriate zoning and development standards to achieve land use compatibility in terms of height, massing, and other characteristics; providing design guidelines for high-quality new development; supporting housing rehabilitation programs; and other means.
	LU-P-52	Integrate multi-family development with commercial, office, and public uses in neighborhood notes, Downtown, and with Commercial Mixed Use areas in East Downtown, along the Mooney corridor and elsewhere.
	LU-P-58	Ensure that natural and open space features, such as Valley Oak trees and community waterways, are treated as special site amenities as part of any residential development.
	LU-P-60	Support the continued development and revitalization of the following corridors as integral parts of the community, with offices, commercial uses, multi-family residential, and mixed-use developments. <ul style="list-style-type: none"> • Mooney Boulevard between Noble and Caldwell; • Dinuba Boulevard between Houston and Ferguson; • Ben Maddox Way between Tulare and Houston; • Santa Fe Avenue between Tulare and Houston; and • Houston Avenue between Hall and Cain.
	LU-P-62	*In higher-intensity and mixed-use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages, with ground-floor retail, where appropriate and justified.
	LU-P-63	*Provide incentives for new pedestrian-friendly

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>retail and mixed-use development along major transit corridors and pedestrian-oriented commercial streets.</p> <p>LU-P-64 Continue to require a master-planning process for community and regional commercial development to ensure compatibility with surrounding residential areas, an attractive appearance from major roadways, and pedestrian accessibility and safety.</p> <p>LU-P-77 *In East Downtown emphasize creating and enhancing strong economic, pedestrian, and visual connections to adjacent neighborhoods and Downtown. East Main is envisioned as the “central spine;” Burke and Santa Fe as north-south civic streets; and Oak Street and Mill Creek as key east-west connectors.</p> <p>LU-P-79 *Improve Santa Fe Avenue to collector-street status.</p> <p>LU-P-85 *Support revitalization of East Downtown by the extension of the city block pattern found in Downtown, and the creation of five distinct street types, with different roles and identities:</p> <ul style="list-style-type: none"> • <i>Transit Corridor.</i> Oak Street should support potential future light rail transit as well as on-street parking and pedestrian amenities, and function as a civic space. • <i>Thoroughfare Commercial Streets.</i> Ben Maddox and Mineral King require four lanes and a turn lane, carry citywide traffic, and have uses that can take advantage of regional access. • <i>Mixed Use Commercial Streets.</i> Santa Fe, East Main Street, and Burke Street should be two-lane streets with turn lanes at key intersections, parallel parking, and bus pull-outs. They have ground floor uses that add pedestrian interest and comfortable sidewalks, and provide key connections to Downtown. • <i>Mixed Use Residential Streets.</i> Center and 	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Acequia Avenues are two lane streets with turn lanes at key intersections, parallel parking, and bus pull-outs.</p> <ul style="list-style-type: none"> • <i>Neighborhood Streets and Alleys.</i> These are narrow two-lane streets with parallel and diagonal parking. They provide access to residential blocks and provide a quieter setting. <p>LU-P-91 Provide enhanced pedestrian amenities and streetscape improvements in Downtown and East Downtown. Improvements may include landscaped open space areas, street furniture, lighting, and signage.</p> <p>LU-P-93 Provide enhanced pedestrian connectivity between Downtown and the historic districts located both north and south of Highway 198 through construction of ADA-accessible sidewalks and entry signage.</p> <p>LU-P-108 *Facilitate the creation of mixed-use activity centers on and adjacent to the College of the Sequoias campus and on other land designated for public/institutional uses by locating commercial and mixed land use areas adjacent to existing or planned public facilities, and by allowing mixed uses to be developed on Public/Institutional land through a master planning process.</p>	
Transportation		
3.2-1 Implementation of the proposed Visalia General Plan could conflict with policies in the General Plan establishing level of service (LOS) standards; specifically if the proposed Plan would cause local roadways or major intersections to	<p>T-P-3 Design and build future roadways that complement and enhance the existing network, as shown on the General Plan Circulation Diagram, to ensure that each new and existing roadway continues to function as intended.</p> <p>T-P-4 Where feasible, space traffic signals no closer than one-quarter mile along two-way arterials except in unusual circumstances. The intersections of arterial and collector streets and access driveways to major traffic generators that are signalized shall be located so as to maintain this spacing.</p>	Less than Significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
operate below LOS D during peak periods	T-P-5	Take advantage of opportunities to consolidate driveways, access points, and curb cuts along existing arterials when a change in development or a change in intensity occurs or when traffic operation or safety warrants.
	T-P-9	Maintain acceptable levels of service for all modes and facilities, as established in General Plan Tables 4-1, Intersection Level of Service Definitions and 4-2, Level of Service Criteria for Roadway Segments.
	T-P-10	Manage local residential streets to limit average daily vehicle volumes to 1,500 or less and maintain average vehicle speeds between 15 and 25 miles per hour.
	T-P-11	Update the City of Visalia Engineering and Street Design Standards to ensure that roadway and streetscape design specifications are in accordance with the Complete Streets concept and other policies in the General Plan.
	T-P-12	Require or provide adequate traffic safety measures on all new and existing roadways.
	T-P-22	Require all residential subdivisions to be designed to discourage use of local streets as a bypass to congested arterials, and when feasible, require access to residential development to be from collector streets.
	T-P-23	Require that all new developments provide right-of-way, which may be dedicated or purchased, and improvements (including necessary grading, installation of curbs, gutters, sidewalks, parkway/landscape strips, bike and parking lanes) other city street design standards. Design standards will be updated following General Plan adoption.
	T-P-24	Require that proposed developments make necessary off-site improvements if the location and traffic generation of a proposed development will result in congestion on major streets or failure to meet LOS D during peak

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>periods or if it creates safety hazards.</p> <p>T-P-25 Require that where arterial streets are necessary through residential areas, residential development shall be oriented away (side-on or rear-on) from such streets and be properly buffered so that traffic carrying capacity of the street will be preserved and the residential environment will be protected from the adverse characteristics of the arterial street.</p> <p>T-P-26 Require that future commercial developments or modifications to existing developments be designed with limited points of automobile ingress and egress, including shared access, onto major streets.</p> <p>T-P-27 Work with Caltrans to modify the State Route 198 Route Concept Report to ensure that the facility is designated as a six-lane freeway from Downtown Visalia east to Lovers Lane.</p> <p>T-P-28 Promote traffic safety by requiring that ingress and egress to shopping centers be carefully designed, with minimal use of left-turn movements into and out of these centers.</p> <p>T-P-29 Require, where possible, that arterials and collectors form four-leg, right-angle intersections. Jogged, offset, and skewed intersections at major streets in near proximity shall be avoided, where possible.</p>	
3.2-2 Implementation of the proposed Visalia General Plan could conflict with the applicable Route Concept Reports for State highways, including but not limited to level of service standards	T-P-27 Work with Caltrans to modify the State Route 198 Route Concept Report to ensure that the facility is designated as a six-lane freeway from Downtown Visalia east to Lovers Lane.	Significant and Unavoidable
3.3-3 Implementation of the proposed Visalia General	T-P-9 Maintain acceptable levels of service for all modes and facilities, as established in General	Less than Significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact			
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>		<i>Significance Level</i>
<p>Plan could conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, emergency access, or otherwise substantially decrease the performance or safety of such facilities</p>		Plan Tables 4-1, Intersection Level of Service Definitions and 4-2, Level of Service Criteria for Roadway Segments.	
	T-P-12	Require or provide adequate traffic safety measures on all new and existing roadways.	
	T-P-30	Give high priority to public transportation systems that are responsive to the needs of commuters, the elderly, persons with disabilities, the youth, and low income citizens. Continue to work with transit providers to expand services to these populations and to underserved areas of the City.	
	T-P-31	Seek cooperation with Tulare County Association of Governments and Visalia City Coach to attain a balance of public transportation opportunities.	
	T-P-32	Work with transit operators to ensure that adequate transit service facilities are provided, including bus turn-outs along arterials when needed, and bus stop amenities including, but not limited to, lighted shelters, benches and route information signs.	
	T-P-33	Work with transit operators to establish transit stops adjacent to community and regional parks, senior housing facilities, areas with a high concentration of medical facilities, major employment centers, and major retail and commercial centers.	
	T-P-34	Develop design and development standards to improve transit service in the community, such as wider sidewalks to accommodate bus stops and bus shelters at intersections; bus pads with shelter and shading vegetation; widened rights-of-way for buses; dedicated bus lanes; on-site transit stops for commercial public, institutional and industrial facilities; and, bus facilities adjacent to day-care centers, schools, and major residential areas.	
	T-P-35	Schedule public transportation improvement	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>projects in the Capital Improvements Program.</p> <p>T-P-36 Participate in the planning process for a potential Cross Valley Rail Line, which could provide east-west light rail service from Visalia to Huron and potentially connect to a future High Speed Rail system.</p> <p>T-P-37 Evaluate the feasibility of a future local light rail system or bus rapid transit (BRT) system in Visalia, which could connect to Tulare to the south and points east and west.</p> <p>T-P-38 Support regional high-speed inter-city rail development and service. Should California High Speed Rail develop a station in Hanford (or elsewhere in Kings or Tulare County), work with the California High Speed Rail Authority to develop local connections coordinated with the train schedule.</p> <p>T-P-39 Develop bikeways consistent with the Visalia Bikeway Plan and the General Plan’s Circulation Element.</p> <ul style="list-style-type: none"> • Provide Class I bikeways (right-of-ways for bicyclists and pedestrians separated from vehicles) along the St. Johns River, Cameron Creek, Packwood Creek, Mill Creek, Modoc Ditch, the Santa Fe Railroad right-of-way and the San Joaquin Railroad right-of-way; • Provide Class II bikeways (striped bike lanes) along selected collector and arterial streets; and • Provide Class III bikeways (shared-use bike routes) along selected local, collector, and arterial streets. • New bikeway segments should be designed to fit together with existing bikeways to create a comprehensive, safe system including scenic routes for recreational use. <p>T-P-40 Develop a community-wide trail system along selected planning area waterways, consistent with the Waterways and Trails Master Plan and</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>General Plan diagrams.</p> <p>T-P-41 Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.</p> <p>T-P-42 Periodically update the City of Visalia Bikeway Plan, as needed.</p> <p>T-P-43 Develop and maintain an educational program to promote bicycle use and safety.</p> <p>T-P-44 Increase the safety of those traveling by bicycle by:</p> <ul style="list-style-type: none"> • Sweeping and repairing bicycle paths and lanes on a regular basis; • Ensuring that bikeways are signed and delineated according to Caltrans or City standards, and that lighting is provided as needed; • Providing bicycle paths and lanes on bridges and overpasses; • Ensuring that all new and improved streets have bicycle-safe drainage grates and are free of hazards such as uneven pavement or gravel; • Providing adequate signage and markings warning vehicular traffic of the existence of merging or crossing bicycle traffic where bike lanes and routes make transitions into or across roadways. <p>T-P-45 Require that collector streets that are identified to function as links for the bicycle transportation system be provided with Class II bikeways (bike lanes) or signed as Class III bike route facilities.</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	T-P-46 Cooperate with other agencies to provide connection and continuation of bicycle corridors between Visalia and surrounding areas.	
	T-P-47 Seek funding at the private, local, state, and federal levels for the expansion of the bicycle transportation system.	
	T-P-48 Require construction of minimum sidewalk widths and pedestrian “clear zones” consistent with the Complete Streets cross-sections in this General Plan and with the City’s Engineering and Street Design Standards for each designated street type.	
	T-P-49 *Work with the Visalia Unified School District, other school districts, and the County Superintendent of Education, to promote creation of school attendance areas so as to minimize students’ crossings of major arterial streets and facilitate students’ safe travel to school on foot.	
	T-P-50 *Provide pedestrian facilities that are accessible to persons with disabilities and ensure that roadway improvement projects address accessibility and use universal design concepts.	
	T-P-51 Locate sidewalks, pedestrian paths, and appropriate crosswalks to facilitate access to all schools and other areas with significant pedestrian traffic. Whenever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood.	
	T-P-52 Require, where security walls or fences are proposed for residential developments along arterial or collector streets, that pedestrian access be provided between the arterial or collector and the subdivision to allow access to transit vehicles operating on an arterial or collector street.	
	T-P-67 Participate in the planning process for a potential Cross Valley Rail Line, which could provide east-west light rail service from Visalia	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>to Huron and potentially connect to a future High Speed Rail system.</p> <p>T-P-68 Evaluate the feasibility of a future local light rail system or bus rapid transit (BRT) system in Visalia, which could connect to Tulare to the south and points east and west.</p> <p>T-P-69 Support regional high-speed inter-city rail development and service. Should California High Speed Rail develop a station in Hanford (or elsewhere in Kings or Tulare County), work with the California High Speed Rail Authority to develop local connections coordinated with the train schedule.</p> <p>T-P-71 Continue to participate in and advocate for collaborative efforts to improve railroad transportation facilities and reduce conflicts with the street system.</p>	
Air Quality		
3.3-I Implementation of the proposed Visalia General Plan could conflict with or obstruct implementation of the applicable air quality plan.	<p>AQ-P-8 Update the Zoning Ordinance to strictly limit the development of drive-through facilities, only allowing them in auto-oriented areas and prohibiting them in Downtown and East Downtown.</p> <p>AQ-P-11 Continue to work in conjunction with the San Joaquin Valley Air Pollution Control District and others to put in place additional Transportation Control Measures that will reduce vehicle travel and improve air quality and to implement Air Quality Plans.</p> <p>AQ-P-13 Promote and expand the trip-reduction program for City employees to reduce air pollution and emissions of greenhouse gas.</p> <p>The following policies from the <i>Land Use Element</i> support sustainable growth, including infill and mixed-used development, which will help reduce VMT in the City: LU-P-44, LU-P-45, LU-P-46, LU-P-52, LUT-P-55, LUT-P-56, LUT-P-57, LU-P-72, LU-P-74, LUT-P-78, LUT-P-80, LUT-P-83, LUT-P-85, LUT-P-100, and LU-P-108</p> <p>The following policies from the <i>Land Use Element</i> support pedestrian-oriented design, which will help reduce VMT in the</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>City: LU-P-74, LU-P-62, LU-P-63, LU-P-66, LU-P-91, and LU-P-93</p> <p>The following policy from the <i>Parks, Schools, Community Facilities, and Utilities Element</i> supports biking and walking, which will help reduce VMT in the City: PSCU-P-11</p> <p>The following policies from the <i>Circulation Element</i> promote transit and non-motorized transportation (e.g., bicycling), which will help reduce VMT in the City: T-P-1, T-P-29, T-P-30, T-P-31, T-P-32, T-P-33, T-P-34, T-P-35, T-P-36, T-P-37, T-P-38, T-P-44, T-P-45, T-P-46, T-P-47, T-P-48, T-P-49, T-P-50, T-P-51, T-P-52, T-P-53, and T-P-54.</p>	
3.3-2 Implementation of the proposed Visalia General Plan could violate any air quality standard or contribute substantially to an existing or projected air quality violation	<p>AQ-P-2 Require use of Best Management Practices (BMPs) to reduce particulate emission as a condition of approval for all subdivisions, development plans and grading permits, in conformance with the San Joaquin Valley Air Pollution Control District Fugitive Dust Rule.</p> <p>AQ-P-3 Support implementation of the San Joaquin Valley Air Pollution Control District’s regulations on the use of wood-burning fireplaces, as well as their regulations for the installation of EPA-certified wood heaters or approved wood-burning appliances in new residential development and a “No Burn” policy on days when the air quality is poor.</p> <p>AQ-P-4 Support the San Joaquin Valley Air Pollution Control District’s “change-out” program, which provides incentives to help homeowners replace old wood-burning fireplaces with EPA-certified non wood-burning appliances.</p> <p>AQ-P-7 Be an active partner with the Air District in its “Spare the Air” program. Encourage businesses and residents to avoid pollution-producing activities such as the use of fireplaces and wood stoves, charcoal lighter fluid, pesticides, aerosol products, oil-based paints, and automobiles and other gasoline engines on days when high ozone levels are expected, and promote low-emission vehicles and alternatives to driving.</p> <p>AQ-P-8 Update the Zoning Ordinance to strictly limit the development of drive-through facilities, only allowing them in auto-oriented areas and prohibiting them in Downtown and East</p>	Significant and unavoidable

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Downtown.</p> <p>AQ-P-9 Continue to mitigate short-term construction impacts and long-term stationary source impacts on air quality on a case-by-case basis and continue to assess air quality impacts through environmental review. Require developers to implement Best Management Practices (BMPs) to reduce air pollutant emissions associated with the construction and operation of development projects.</p> <p>AQ-P-11 Continue to work in conjunction with the San Joaquin Valley Air Pollution Control District and others to put in place additional Transportation Control Measures that will reduce vehicle travel and improve air quality and to implement Air Quality Plans.</p> <p>AQ-P-12 Where feasible, replace City vehicles with those that employ low-emission technology.</p> <p>AQ-P-13 Promote and expand the trip-reduction program for City employees to reduce air pollution and emissions of greenhouse gas.</p> <p>The following policies from the <i>Land Use Element</i> and <i>Parks, Schools, Community Facilities, and Utilities Element</i> support energy conservation, which will help reduce building energy consumption and associated area source emissions: LU-P-38 and PSCU-P-14.</p> <p>The policies described under Impact 3.3-1 from the <i>Land Use Element, Parks, Schools, Community Facilities, and Utilities Element, and Circulation Element</i> would reduce VMT and associated mobile source emissions.</p>	
3.3-3 Implementation of the proposed Visalia General Plan could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient	<p>AQ-P-2 Require use of Best Management Practices (BMPs) to reduce particulate emission as a condition of approval for all subdivisions, development plans and grading permits, in conformance with the San Joaquin Valley Air Pollution Control District Fugitive Dust Rule.</p> <p>AQ-P-3 Support implementation of the San Joaquin Valley Air Pollution Control District's regulations on the use of wood-burning fireplaces, as well as their regulations for the installation of EPA-certified wood heaters or approved wood-burning appliances in new residential</p>	Significant and unavoidable

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)	development and a “No Burn” policy on days when the air quality is poor.	
	AQ-P-4 Support the San Joaquin Valley Air Pollution Control District’s “change-out” program, which provides incentives to help homeowners replace old wood-burning fireplaces with EPA-certified non wood-burning appliances.	
	AQ-P-7 Be an active partner with the Air District in its “Spare the Air” program. Encourage businesses and residents to avoid pollution-producing activities such as the use of fireplaces and wood stoves, charcoal lighter fluid, pesticides, aerosol products, oil-based paints, and automobiles and other gasoline engines on days when high ozone levels are expected, and promote low-emission vehicles and alternatives to driving.	
	AQ-P-8 Update the Zoning Ordinance to strictly limit the development of drive-through facilities, only allowing them in auto-oriented areas and prohibiting them in Downtown and East Downtown.	
	AQ-P-9 Continue to mitigate short-term construction impacts and long-term stationary source impacts on air quality on a case-by-case basis and continue to assess air quality impacts through environmental review. Require developers to implement Best Management Practices (BMPs) to reduce air pollutant emissions associated with the construction and operation of development projects.	
	AQ-P-11 Continue to work in conjunction with the San Joaquin Valley Air Pollution Control District and others to put in place additional Transportation Control Measures that will reduce vehicle travel and improve air quality and to implement Air Quality Plans.	
	AQ-P-12 Where feasible, replace City vehicles with those that employ low-emission technology.	
	AQ-P-13 Promote and expand the trip-reduction program for City employees to reduce air pollution and	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>emissions of greenhouse gas.</p> <p>The policies described under Impact 3.3-2 from the Land Use Element, Parks, Schools, Community Facilities, and Utilities Element, and Circulation Element would help reduce cumulative construction and operational emissions associated with the buildout of the proposed General Plan.</p>	
<p>3.3-4 Implementation of the proposed Visalia General Plan could expose sensitive receptors to substantial pollutant concentrations</p>	<p>AQ-P-1 Amend the Zoning Ordinance to prohibit locating new “sensitive receptor” uses—hospitals, residential care facilities and child care facilities—within 500 feet of a limited access state highway (SR 99 and SR 198), except as provided by approved master plans.</p> <p>AQ-P-5 When asbestos has been identified in the preliminary soils report, require all new development and public works projects to comply with all provisions of State and regional ATCM regulations for control of airborne asbestos emissions relating to construction, road maintenance, and grading activities.</p> <p>AQ-P-6 Amend the Street Tree Ordinance to promote use of plants and trees that are efficient pollutant absorbers.</p> <p>AQ-P-10 Develop public information regarding high- and low-pollen producing landscape species, to be made available at City Hall and other relevant locations throughout the City. Work with Chamber of Commerce, local landscape architects, nursery contractors, and arborists to promote landscaping with low-pollen plants.</p> <p>The policies described under Impact 3.3-1 from the <i>Land Use Element, Parks, Schools, Community Facilities, and Utilities Element, and Circulation Element</i> that target VMT and congestion reduction would help reduce CO concentrations and hot-spots.</p>	<p>Less than significant</p>
<p>3.3-5 Implementation of the proposed Visalia General Plan could create objectionable odors affecting a substantial number of people</p>	<p>None required.</p>	<p>Less than significant</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
Greenhouse Gases and Climate Change		
3.4-1 Implementation of the proposed Plan could result in a substantial increase in per service population (residents + jobs) energy consumption.	T-P-20	Work with major employers and the Tulare County Association of Governments (TCAG) to reduce total vehicle miles traveled and the total number of daily and peak hour vehicle trips and provide better utilization of the transportation system through development and implementation of Transportation Demand Management (TDM) strategies that are tailored to the needs of geographic areas within the city and the time period of traffic congestion.
	T-P-41	Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.
	T-P-53	Develop flexible parking requirements in the zoning ordinance for development proposals based on “best practices” and the proven potential to reduce parking demand.
	T-P-67	Participate in the planning process for a potential Cross Valley Rail Line, which could provide east-west light rail service from Visalia to Huron and potentially connect to a future High Speed Rail system.
	T-P-77	Work with TCAG to ensure that the Regional Transportation Plan (RTP) and Sustainable Communities Strategy are consistent with Visalia’s Land Use and Transportation policies.
	AQ-P-13	Promote and expand the trip-reduction program for City employees to reduce air pollution and emissions of greenhouse gas.
3.4-2 Implementation of the proposed Plan could	[None applicable]	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
require a substantial increase in energy supply capacity or infrastructure, the construction of which could cause adverse environmental effects.		
3.4-3 Implementation of the proposed Plan could conflict with existing local, regional, or state efforts to implement AB 32 or SB 375, specifically, result in the generation of GHG emissions, either directly or indirectly, in an amount greater than 6.6 MTCO _{2e} per service population in the year 2020, or result in the generation of GHG emissions from passenger vehicles in an amount greater than 3.53 metric tons per capita by 2020.	<p>A-P-12 Where feasible, replace City vehicles with those that employ low-emission technology.</p> <p>A-P-13 Promote and expand the trip-reduction program for City employees to reduce air pollution and emissions of greenhouse gas.</p> <p>A-P-14 Maintain an inventory of greenhouse gas emissions from City operations and track related solid waste, energy, economic, and environmental data. Update the inventory periodically as additional data and methodologies become available.</p> <p>A-P-15 Support State efforts to reduce greenhouse gases and emissions through local action that will reduce motor vehicle use, support alternative forms of transportation, require energy conservation in new construction, and energy management in public buildings, in compliance with AB 32.</p> <p>A-P-16 Prepare and adopt a Climate Action Plan that incorporates a Greenhouse Gas (GHG) Emissions Reduction Plan. The GHG Emissions Reduction Plan will quantify current and anticipated future emissions and focus on feasible actions the City can take to minimize the adverse impacts of General Plan implementation on climate change and air quality.</p>	Less than significant
3.4-4 Implementation of the proposed Plan could result in buildout that	See policies listed under Impact 3.4-3.	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
would interfere with reasonable further progress towards post-2020 AB 32/SB 375 targets. For the Plan buildout year of 2030, this equates to generation of GHG emissions, either directly or indirectly, in an amount greater than 3.8 MTCO ₂ e per service population in the year 2030, or result in the generation of GHG emissions from passenger vehicles in an amount greater than 3.47 metric tons per capita by 2030.		
Agricultural Resources		
3.5-1 Buildout of the proposed General Plan would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<p>LU-P-14 *Recognize the importance of agriculture-related business to the City and region, and support the continuation and development of agriculture and agriculture-related enterprises in and around Visalia by:</p> <ul style="list-style-type: none"> • Implementing growth boundaries and cooperating with the County on agricultural preservation efforts; • Accommodating agriculture-related industries in industrial districts; • Facilitating successful farmers' markets; • Helping to promote locally-grown and produced agricultural goods, and the image of Visalia and Tulare County as an agricultural region. <p>LU-P-19 Ensure that growth occurs in a compact and concentric fashion by implementing the General</p>	Significant and unavoidable

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Plan's phased growth strategy.</p> <p><i>The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Tier I Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Tier III Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern..</i></p> <p>LU-P-21 Allow annexation and development of residential, commercial, and industrial land to occur within the Tier II UDB and the Tier III Urban Growth Boundary consistent with the City's Land Use Diagram, according to the following phasing thresholds:</p> <p>Tier II: The expansion criteria for land in Tier II to become available for annexation and development is that such annexation and development shall only occur if it does not result in excess of a 10-year supply of undeveloped residential land within the new Tier I. This is intended to be consistent with LAFCO policies discouraging residential annexations exceeding a 10-year housing inventory. Thus, the "inner" tier is distinguished from the GPURC-recommended Tier I in that it is not based on projected capacity and need, but rather on a requirement to be able to demonstrate that less than a ten year inventory of residential land exists.</p> <p>Tier III: Tier III comprises full buildout of the General Plan. The expansion criteria for land in Tier III is that land would only become available for development when building permits have been issued in Tier I and Tier II at the following levels:</p> <ul style="list-style-type: none"> • <u>Residential</u>: after permits for 12,800 housing units have been issued, resulting in a target City population in Tier I of 178,000; • <u>Commercial</u>: after permits for 960,000 square feet of commercial space have been issued; and • <u>Industrial</u>: after permits for 2,800,000 square feet of industrial space have been issued 	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p><i>To complement residential neighborhood development, the City also may allow small annexations for sites less than 30 acres in size that are contiguous to the City limits to allow for efficient development of a neighborhood, commercial area or employment center, provided no General Plan amendment is required and infrastructure is available or can be extended at no cost to the City.</i></p>	
	<p>LU-P-24 Periodically adjust, no less frequently than once every five years, the land use and economic demand projections used to determine population estimates, needed land supply and amendments to Urban Development Boundaries.</p>	
	<p>LU-P-25 Provide planning and technical support for the relocation of agricultural operations currently located in the City to compatible locations in the Planning Area or the County.</p>	
	<p>LU-P-26 Continue to follow the Referral Agreement with Tulare County, and work with the County to strengthen the implementation of the Visalia General Plan within the Visalia Urban Area Boundary.</p>	
	<p>LU-P-27 *Initiate planning for post-2030 urban land needs in the area north of St. Johns River that is within the City's Sphere of Influence, and other areas as may be identified by the City Council, when residential development with the Urban Development Boundary reaches 80 percent of capacity, or earlier, at the initiative of the City Council.</p>	
	<p>LU-P-30 Maintain greenbelts, or agricultural/open space buffer areas, between Visalia and other communities by implementing growth boundaries and working with Tulare County and land developers to prevent premature urban growth north of the St. Johns River and in other sensitive locations within the timeframe of this General Plan.</p>	
	<p>LU-P-31 Promote the preservation of permanent agricultural open space around the City by</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>protecting viable agricultural operations and land within the City limits in the airport and wastewater treatment plant environs.</p> <p>LU-P-32 Continue to maintain a 20-acre minimum for parcel map proposals in areas designated for Agriculture to encourage viable agricultural operations in the Planning Area.</p> <p>LU-P-33 Work with Tulare County to prevent urban development of agricultural land outside of the current Urban Development Boundary and to promote the of use agricultural preserves, where they will promote orderly development.</p> <p>LU-P-44 *Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.</p>	
3.5-2 Buildout of the proposed General Plan would conflict with existing zoning for agricultural use, or a Williamson Act contract.	<p>In addition to the policies listed under Impact 3.5-1, the following policy helps reduce the impact.</p> <p>OSC-P-1 Conduct an annual review of cancelled Williamson Act contracts and development proposals on agricultural land within the Urban Area Boundary to foresee opportunities for acquisition, dedication, easements or other techniques to preserve agricultural open space or for groundwater recharge.</p>	Significant and unavoidable
3.5-3 Buildout of the proposed General Plan would result in changes in the existing environment that, due to their location or nature, could result in conversion of	<p>In addition to Policies LU-P-14, LU-P-25, LU-P-30, LU-P-31, LU-P-32, LU-P-33, and LU-P-44 listed under Impact 3.1-1, the following policies will help to reduce this impact to a less than significant level.</p> <p>LU-P-34 *Adopt the County’s Right-to-Farm ordinance to support continued agricultural operations at appropriate locations within the City limits, with no new provisions.</p> <p>LU-P-35 *Adopt an Urban Agriculture Ordinance, reflecting “best practices,” to support community</p>	Significant and unavoidable

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
Farmland to non-agricultural use.	gardens and other activities. OSC-P-27 To allow efficient cultivation, pest control and harvesting methods, require buffer and transition areas between urban development and adjoining or nearby agricultural land. OSC-P-28 Require new development to implement measures, as appropriate, to minimize soil erosion related to grading, site preparation, landscaping, and construction.	
Hydrology, Flooding and Water Quality		
3.6-1 Implementation of the proposed Visalia General Plan could adversely affect water quality and drainage patterns in the short term due to erosion and sedimentation during construction activities.	[None applicable]	Less than significant
3.6-2 Implementation of the proposed Visalia General Plan could result in degradation of water quality and depletion of groundwater supplies by increasing nonpoint source pollutants including sedimentation in stormwater runoff through creation of new impervious surfaces in new development and increased water demand.	PSCU-P-59 Require new developments to incorporate floodwater detention basins into project designs where consistent with the Stormwater Master Plan and the Groundwater Recharge Plan. PSCU-P-60 Control urban and stormwater runoff, and point and non-point discharge of pollutants. As part of the City's Stormwater Management Program, adopt and implement a Stormwater Management Ordinance to minimize stormwater runoff rates and volumes, control water pollution, and maximize groundwater recharge. New development will be required to include Low Impact Development features that reduce impermeable surface areas and increase infiltration. PSCU-P-61: Update the Stormwater Master Plan to provide site-appropriate solutions that protect surface water quality in Planning Area	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>waterways and correspond to the approach directed by the Stormwater Management Program.</p> <p>PSCU-O-14: Provide for long-range community water needs by adopting best management practices for water use, conservation, groundwater recharge and wastewater and stormwater management.</p> <p>PSCU-P-44 Continue to improve and expand the City's Water Conservation Program, consistent with the Urban Water Management Plan as appropriate, including an active public outreach component and an online presence. The program should provide information and links to additional resources on water-efficient plumbing fixtures and planting and irrigation methods, and the development of safe and effective gray water systems. It should also maintain an up-to-date list of incentive programs.</p> <p>PSCU-P-45 Continue the City's active role in regional and local water management planning, building on partnerships with Kaweah Delta Water Conservation District and participation in the Integrated Regional Water Management Planning (IRWM) in implementing the Urban Water Management Plan and the Groundwater Management Plan. Continue to develop and implement projects that address groundwater overdraft mitigation, and support additional groundwater recharge, using funds generated from the Water Resources Management and Groundwater Overdraft Mitigation Fee Ordinance and other sources. Projects may include but are not limited to:</p> <ul style="list-style-type: none"> • Acquisition of surface water rights and surface water supplies; • Development of groundwater recharge programs and facilities; • Reconfiguration of stormwater facilities designed to retain as much stormwater as possible within and near the City; • Enhancement of cooperative programs with 	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>local water management agencies and companies; and</p> <ul style="list-style-type: none"> • Development of more extensive recycled water delivery systems in support of the Urban Water Management Plan. <p>PSCU-P-46 *Adopt and implement a Water Efficient Landscaping Ordinance for new and/or refurbished development that exceeds mandated sizes, and ensure that all new City parks, streetscapes, and landscaped areas conform to the Ordinance’s requirements. The Ordinance should include provisions to optimize outdoor water use by:</p> <ul style="list-style-type: none"> • Promoting appropriate use of plants and landscaping; • Establishing limitations on use of turf including size of turf areas and use of cool-season turf such as Fescue grasses, with exceptions for specified uses (e.g., recreation playing fields, golf courses, and parks); • Establishing water budgets and penalties for exceeding them; • Requiring automatic irrigation systems and schedules, including controllers that incorporate weather-based or other self-adjusting technology; • Promoting the use of recycled water; and • Minimizing overspray and runoff. <p>PSCU-P-47 *Implement a program of irrigation water use analyses, irrigation surveys, irrigation audits or similar techniques using available technology to evaluate water use in existing City parks and landscape areas, and undertake improvements to reduce water use to a level that does not exceed the Maximum Applied Water Allowance as calculated under the Water Efficient Landscaping Ordinance under Policy CO-P-3.</p> <p>PSCU-P-48 *Establish a program to reduce water use in municipal buildings and allow use of recycled</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>water (treated wastewater) in buildings and irrigation, as feasible and appropriate.</p> <p>PSCU-P-49 *Require that industrial development projects submit plans for water recycling and conservation and demonstrate how water use will meet requirements of the National Pollution Discharge Elimination System during the plan review process.</p> <p>PSCU-P-50 *Ensure that City building plan inspectors are adequately prepared to implement the requirements of the California Green Building Code (CalGreen), including mandatory low-water-use plumbing and water meters.</p> <p>PSCU-P-51 Continue development of a conveyance system to allow for the reuse of treated wastewater for groundwater recharge, irrigation for farmland, ornamental landscaping, and golf courses, and expand the use of recycled water with a “purple pipe” delivery system, to the greatest extent feasible.</p> <p>PSCU-P-52 Continue to support the Tulare County Environmental Health Division in protecting groundwater by promoting responsible use, storage and disposal of household hazardous materials. Household hazardous materials, if improperly disposed of, may infiltrate the groundwater system and impair water quality.</p> <p>PSCU-O-16 Ensure that adequate wastewater collection, treatment, recycling and disposal facilities are provided in a timely fashion to serve existing and future needs.</p> <p>PSCU-P-53 *Continue to develop and expand the City’s water recycling capacity to produce water suitable for landscape and crop irrigation and trade with agricultural water users in exchange for water for groundwater recharge. Promote the development of a purple-pipe recycled water distribution system.</p> <p>PSCU-P-54 *Periodically review and update development impact fees, wastewater connection charges,</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>groundwater mitigation fees, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.</p> <p>PSCU-P-55 *In partnership with County, State and federal agencies, work to prevent illegal wastewater and chemical disposal.</p> <p>PSCU-P-56 Update the Water Conservation Plant Master Plan, Sewer System Master Plan, and any other specific Master Plans related to infrastructure development to ensure that existing levels of service can be maintained for proposed land uses and development densities.</p> <p>PSCU-P-57 Coordinate urban growth management planning with public and private utilities. Develop and carry out an infrastructure and public services assessment during annexation reviews to determine infrastructure needs, feasibility, timing, and financing.</p> <p>PSCU-P-58 Implement public facility master plans through various funding mechanisms including assessment districts, user fees, development impact fees, reimbursement agreements and/or other mechanisms which provide for equitable distribution of development costs.</p>	
3.6-3 Implementation of the proposed Visalia General Plan could result in additional runoff exceeding the capacity of existing stormwater facilities and increasing potential flooding of receiving waters and downstream areas.	The stormwater drainage system improvements required under Impact 3.6-2 above would reduce these impacts to a less than significant level.	Less than significant
3.6-4 Implementation of the proposed	The stormwater drainage system improvements required under Impact 3.6-2 above along with the following Flood Hazard Policies	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>Visalia General Plan could result in the placement of housing in the 100-year floodplain or structures that would impede flood flows exposing people to injury or death.</p>	<p>would make these impacts less than significant.</p>	
	<p>S-P-8 *Reinforce the City’s transportation infrastructure for protection from flooding through activities such as elevating the road, installing culverts beneath the road, or constructing a higher bridge across an area that experiences regular flooding.</p>	
	<p>S-P-9 *Implement post-fire debris flow and channel treatments, such as seeding, mulching, and checking dams and debris racks, as needed.</p>	
	<p>S-P-10 Implement recommendations contained in the County Flood Control Master Plan that are within the City’s jurisdiction.</p>	
	<p>S-P-11 *Create and implement a public outreach program that informs property owners located in flood hazard and levee inundation areas about voluntary flood insurance.</p>	
	<p>S-P-12 Increase participation in the National Flood Insurance Program by enhanced floodplain management activities that may allow property owners to receive a discount on their flood insurance.</p>	
	<p>S-P-13 Work with State and federal agencies to create a program to acquire, relocate, or elevate critical facilities and residential structures, in particular those that have been identified as Repetitive Loss properties that are located within the 100-year floodplain.</p>	
<p>S-P-14 Work with FEMA Region IX to address any floodplain management issues that may have arisen/arise from the countywide Digital Flood Insurance Rate Map, Community Assessment Visits, and/or the California Department of Water Resources oversight.</p>		
<p>3.6-5 Implementation of the proposed Visalia General Plan could expose people or structures to a</p>	<p>The following policies will help to reduce this impact, but not to a less than significant level. In addition to these Visalia General Plan policies, the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan for the entire county that also serve to reduce this impact.</p> <p>S-O-6 Provide comprehensive emergency response</p>	<p>Significant and unavoidable</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, sea level rise, or inundation by seiche, tsunami, or mudflow.	<p>and evacuation routes for Visalia area residents.</p> <p>S-P-40 Continue to rely on the Tulare County Office of Emergency Services to maintain inventories of available resources to be used during disasters.</p> <p>S-P-41 Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when disaster, either natural or man-made, occurs.</p>	
Cumulative 3.6-6: Implementation of the proposed Visalia General Plan in combination with past, present, and foreseeable future development in the surrounding communities and with other agencies in the County, could adversely affect water quality of regional water bodies.	The policies listed above under Impacts 3.6-1 through 3.6-5 help to reduce this potential cumulative impact.	Less than significant
Geology and Seismicity		
3.7-1 Implementation of the proposed General Plan could increase exposure of people or structures to loss, injury, or death involving seismically-induced surface rupture, ground shaking, ground failure, liquefaction, or landslides.	<p>S-P-1 *Work with Caltrans to seismically retrofit or replace local ramps and freeway overpass bridges that are categorized as structurally deficient by Caltrans, are located in high ground shaking areas, and/or are necessary for first responders to use during and/or immediately after a disaster or emergency.</p> <p>S-P-2 *Seismically retrofit or replace public works and/or emergency response facilities that are necessary during and/or immediately after a disaster or emergency.</p> <p>S-P-3 *Update the City's Emergency Preparedness Plan to include an Earthquake Disaster Plan, and coordinate procedures with the County Emergency Services.</p> <p>S-P-4 *Establish a public relations and education program to increase community awareness for emergency preparedness, including "community</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>emergency preparedness teams.”</p> <p>S-P-5 *Update subdivision and zoning ordinance review criteria to include seismic considerations.</p> <p>S-P-6 *Continue to inspect unoccupied existing unreinforced masonry structures and “critical facilities” constructed prior to 1948 and develop condemnation procedures to be included in a dangerous building ordinance.</p> <p>S-P-7 *Consult with a qualified engineering geologist to periodically review the Safety Element.</p>	
<p>3.7-2 Implementation of the proposed General Plan has the potential to result in substantial soil erosion or the loss of topsoil.</p>	<p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p> <p>OSC-P-13 *In new neighborhoods that include waterways, improvement of the waterway corridor, including preservation and/or enhancement of natural features and development of a continuous waterway trail on at least one side, shall be required.</p> <p>OSC-P-28 Require new development to implement measures, as appropriate, to minimize soil erosion related to grading, site preparation, landscaping and construction.</p>	<p>Less than significant</p>
<p>3.7-3 Implementation of the proposed General Plan could cause new development to be built on expansive, weak, or unconsolidated soils that would become unstable as a result of development,</p>	<p>The policies listed under Impact 3.7-1 are incorporated here by reference.</p>	<p>Less than significant</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
creating substantial risks to life or property from on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.		
3.7-4 Implementation of the proposed General Plan could result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or the loss of a locally-important mineral resource recovery site.	None applicable.	Less than significant
Biological Resources		
3.8-1 Implementation of the Visalia General Plan could result in negative effects, either directly or through habitat modifications, on special-status species.	<p>OSC-O-1 Create and protect open space for the preservation of natural resources.</p> <p>OSC-O-10 Protect and enhance natural vegetation throughout the Planning Area, especially types that are considered sensitive natural communities by the Department of Fish and Game.</p> <p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p> <p>OSC-P-9 Protect and enhance plant and wildlife habitat at the designated Conservation/Open Space area around the confluence of Mill Creek and Evans Ditch, and promote use of this area as an</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	interpretive center for education and research.	
	OSC-P-21 Place special emphasis on the protection and enhancement of the St. Johns River Corridor by establishing extensive open space land along both sides.	
	OSC-P-26 *Establish Best Management Practices (BMPs) for control of invasive plant species where such plants could adversely impact wildlife habitat.	
	OSC-P-27 Establish a “no net loss” standard for sensitive habitat acreage, including wetlands and vernal pools potentially affected by development.	
	OSC-P-28 Protect significant stands of Valley Oaks woodlands from further development by designating them for Conservation, creating habitat management plans, where needed, and undertaking restoration activities as appropriate.	
	OSC-P-29 Update the Zoning Ordinance to implement the Conservation land use designation on the Land Use Diagram.	
	OSC-P-30 Require assessments of biological resources prior to approval of any discretionary development projects involving riparian habitat, wetlands, or special status species habitat. Early in the development review process, consult with California Department of Fish and Game, U.S. Fish and Wildlife Service, and other agencies.	
	OSC-P-31 Protect and enhance habitat for special status species, designated under state and federal law. Require protection of sensitive habitat areas and special status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation.	
	OSC-P-36 Prepare a comprehensive habitat management plan for areas designated as Conservation in order to take advantage of opportunities for habitat enhancement, restoration, and urban forest development and resource conservation.	
	OSC-P-38 Revise the City's Valley Oak Ordinance to	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	include cottonwood groves and other mature native trees, and update the map of landmark trees and distinctive biotic areas.	
3.8-2: Implementation of the Visalia General Plan could adversely affect riparian habitat and/or other sensitive natural communities in the Plan Area.	<p>OSC-O-1 Create and protect open space for the preservation of natural resources.</p> <p>OSC-P-7 Maintain active contact with organizations, such as the Sequoia Riverlands Trust and other appropriate agencies, regarding additions to the Kaweah Oaks Preserve, programs at Mooney or Cutler parks and acquisition of new open space sites throughout the area.</p> <p>OSC-O-7 Preserve and enhance Planning Area waterways and adjacent corridors as valuable community resources which serve as plant and wildlife habitats, as groundwater recharge facilities, as flood control and irrigation components, and as connections between open space areas.</p> <p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p> <p>OSC-P-19 Establish easements or require dedication of land along waterways to protect natural habitat areas, allow maintenance operations and promote trails and bike paths.</p> <p>OSC-P-21 Place special emphasis on the protection and enhancement of the St. Johns River Corridor by establishing extensive open space land along both sides.</p> <p>OSC-P-23 Where no urban development exists, maintain minimum riparian habitat development setback from the discernible top of the bank—50 feet for both sides of the Mill, Packwood and Cameron Creek corridors and 25 feet for both sides of Modoc, Persian and Mill Creek Ditches—</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>provided that where riparian trees are located within 100 feet of the discernible top of the banks of the Creek corridors and 50 from the banks for the ditches, the setback shall be wide enough to include five feet outside the drip line of such trees. Restore and enhance the area within the setback with native vegetation.</p> <p>a. Where existing development or land committed to development prohibits the 50 foot setback on Mill, Packwood and Cameron Creek corridors, provide the maximum amount of land available for a development setback</p> <p>b. Where existing development or land committed to development prohibits the 25 foot setback along Modoc, Persian, and Mill Creek Ditches, provides the maximum amount of land available for a development setback.</p> <p>OSC-O-10 Protect and enhance natural vegetation throughout the Planning Area, especially types that are considered sensitive natural communities by the Department of Fish and Game.</p> <p>OSC-P-26 *Establish Best Management Practices (BMPs) for control of invasive plant species where such plants could adversely impact wildlife habitat.</p> <p>OSC-P-28 Protect significant stands of Valley Oaks woodlands from further development by designating them for Conservation, creating habitat management plans, where needed, and undertaking restoration activities as appropriate.</p> <p>OSC-P-29 Update the Zoning Ordinance to implement the Conservation land use designation on the Land Use Diagram.</p> <p>OSC-P-30 Require assessments of biological resources prior to approval of any discretionary development projects involving riparian habitat, wetlands, or special status species habitat. Early in the development review process, consult with</p>	

Visalia General Plan Draft Environmental Impact Report

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>California Department of Fish and Game, U.S. Fish and Wildlife Service, and other agencies.</p> <p>OSC-P-31 Protect and enhance habitat for special status species, designated under state and federal law. Require protection of sensitive habitat areas and special status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation.</p> <p>OSC-P-32 Develop riparian planting and maintenance standards, and incorporate these standards into conservation area management plans.</p> <p>OSC-P-38 Revise the City's Valley Oak Ordinance to include cottonwood groves and other mature native trees, and update the map of landmark trees and distinctive biotic areas.</p>	
<p>3.8-3: Implementation of the Visalia General Plan could adversely affect protected wetlands and other waters.</p>	<p>OSC-O-1 Create and protect open space for the preservation of natural resources.</p> <p>OSC-O-7 Preserve and enhance Planning Area waterways and adjacent corridors as valuable community resources which serve as plant and wildlife habitats, as groundwater recharge facilities, as flood control and irrigation components, and as connections between open space areas.</p> <p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p> <p>OSC-P-9 Protect and enhance plant and wildlife habitat at the designated Conservation/Open Space area around the confluence of Mill Creek and Evans Ditch, and promote use of this area as an interpretive center for education and research.</p> <p>OSC-P-14 *Establish design and development standards for new development in waterway corridors to</p>	<p>Less than significant</p>

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>preserve and enhance irrigation capabilities, if provided, and the natural riparian environment along these corridors. In certain locations or where conditions require it, alternative designs such as terraced seating or a planted wall system may be appropriate.</p> <p>OSC-P-19 Establish easements or require dedication of land along waterways to protect natural habitat areas, allow maintenance operations and promote trails and bike paths.</p> <p>OSC-O-10 Protect and enhance natural vegetation throughout the Planning Area, especially types that are considered sensitive natural communities by the Department of Fish and Game.</p> <p>OSC-P-26 *Establish Best Management Practices (BMPs) for control of invasive plant species where such plants could adversely impact wildlife habitat.</p> <p>OSC-P-27 *Establish a “no net loss” standard for sensitive habitat acreage, including wetlands and vernal pools potentially affected by development.</p> <p>OSC-P-29 Update the Zoning Ordinance to implement the Conservation land use designation on the Land Use Diagram.</p> <p>OSC-P-30 Require assessments of biological resources prior to approval of any discretionary development projects involving riparian habitat, wetlands, or special status species habitat. Early in the development review process, consult with California Department of Fish and Game, U.S. Fish and Wildlife Service, and other agencies.</p> <p>OSC-P-31 Protect and enhance habitat for special status species, designated under state and federal law. Require protection of sensitive habitat areas and special status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation.</p>	
3.8-4 Implementation of the Visalia	OSC-O-1 Create and protect open space for the	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>General Plan could interfere with the movement of wildlife species.</p>	<p>preservation of natural resources.</p>	
	<p>OSC-O-5 Create open space to shape Visalia’s future urban form, including conservation corridors along the St. Johns River and along Highway198.</p>	
	<p>OSC-O-7 Preserve and enhance Planning Area waterways and adjacent corridors as valuable community resources that serve as plant and wildlife habitats, as groundwater recharge facilities, as flood control and irrigation components, and as connections between open space areas.</p>	
	<p>OSC-P-2 Develop open space corridors along selected community waterways, power transmission line right-of-ways and abandoned railroad right-of-ways to serve as links between park and recreation facilities.</p>	
	<p>OSC-P-3 Maintain open space around the Visalia Municipal Airport to minimize incompatible land uses.</p>	
	<p>OSC-P-4 Maintain open space around the Visalia Regional Waste Water Treatment plant to minimize public health concerns and land use conflicts.</p>	
	<p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p>	
	<p>OSC-P-9 Protect and enhance plant and wildlife habitat at the designated Conservation/Open Space area around the confluence of Mill Creek and Evans Ditch, and promote use of this area as an interpretive center for education and research.</p>	
<p>OSC-P-21 Place special emphasis on the protection and enhancement of the St. Johns River Corridor by establishing extensive open space land along both sides.</p>		

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
3.8-5: Implementation of the Visalia General Plan could have the potential to conflict with the provisions of an adopted conservation plan.	None applicable.	No Impact
3.8-6: Implementation of the Visalia General Plan could have the potential to conflict with local policies or ordinances protecting biological resources.	None applicable.	Beneficial
Cumulative 3.8-7: Implementation of the Visalia General Plan in conjunction with other past, present, pending and reasonably foreseeable development could result in cumulative adverse impacts on special-status species, wetlands, or other waters of the United States.		Less than significant
Public Services, Facilities, and Utilities		
3.9-1 Implementation of the proposed Plan will result in new development that will require increased staffing, facilities, and equipment in order to maintain acceptable levels of fire and police service, but which would not cause adverse	<p>S-P-35 Continue a program designed to eliminate unfit, unhealthy, dangerous, structurally unsafe, and fire hazardous housing units by rehabilitation or removal.</p> <p>S-P-36 Continue the use of an “inspection team” to inspect all deteriorated and dilapidated housing units in the City.</p> <p>S-P-38 Locate critical facilities, such as nursing homes, housing for the elderly, and other housing for the mentally and physically infirm, within a reasonable distance (3 miles or 3 minutes) from</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
environmental effects.	<p>fire stations.</p> <p>S-P-40 Continue to rely on the Tulare County Office of Emergency Services to maintain inventories of available resources to be used during disasters.</p> <p>S-P-41 Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when disaster, either natural or man-made, occurs.</p> <p>S-P-42 Continue to coordinate a public education program in order to foster public awareness of fire hazards with the intention of reducing injury and loss of life, damage to property, and degradation of the natural environment, particularly in conjunction with the public school system and “critical facility.”</p> <p>S-P-43 Periodically conduct joint training exercises with the County, State and federal agencies and others with the goal of developing the best possible coordinated action in fire suppression and crowd control.</p> <p>S-P-44 Continue to keep geographically-indexed fire data in a GIS form that includes:</p> <ul style="list-style-type: none"> • Number of fires by activity and area • Number of users in the activity • Number of fires by ignition index in State responsibility areas • Any other methods determined by the Safety Committee as necessary 	
3.9-2 Implementation of the proposed Plan would not interfere with the provision of existing or planned school services. It will allow new development that will require appropriate	<p>PSCU-P-33 Coordinate land use and development with school location and site design, working with the Visalia Unified School District and other districts to ensure that adequate facilities are available and integrated with neighborhoods.</p> <p>PSCU-P-34 *Work with Visalia Unified School District and the Tulare County Office of Education to establish School District boundaries that are coterminous with the City’s Urban Growth</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>increases in school staffing or facilities, but these are not expected to have adverse environmental effects.</p>	<p>Boundary.</p> <p>PSCU-P-36 Work with Visalia Unified School District and the Tulare County Office of Education to locate additional continuation schools and other special programs.</p> <p>PSCU-P-39 Continue to develop cooperative agreements with COS and the Visalia Unified School District (VUSD) that ensure recreational open space lands and facilities are available for community use.</p>	
<p>3.9-3 Implementation of the proposed Plan would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.</p>	<p>PSCU-O-14 Provide for long-range community water needs by adopting best management practices for water use, conservation, groundwater recharge and wastewater and stormwater management.</p> <p>PSCU-O-16 Ensure that adequate wastewater collection, treatment, recycling and disposal facilities are provided in a timely fashion to serve existing and future needs.</p> <p>PSCU-P-53 *Continue to develop and expand the City's water recycling capacity to produce water suitable for landscape and crop irrigation and trade with agricultural water users in exchange for water for groundwater recharge. Promote the development of a purple-pipe recycled water distribution system.</p> <p>PSCU-P-56 Update the Water Conservation Plant Master Plan, Sewer System Master Plan, and any other specific Master Plans related to infrastructure development to ensure that existing levels of service can be maintained for proposed land uses and development densities.</p> <p>PSCU-P-57 Coordinate urban growth management planning with public and private utilities. Develop and carry out an infrastructure and public services assessment during annexation reviews to determine infrastructure needs, feasibility, timing, and financing.</p>	<p>Less than significant</p>
<p>3.9-4 Implementation of the proposed</p>	<p>PSCU-O-14 Provide for long-range community water needs by adopting best management practices for</p>	<p>Less than</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>Plan will not require more water than currently available to serve the city from existing entitlements and resources.</p>	<p>water use, conservation, groundwater recharge and wastewater and stormwater management.</p> <p>PSCU-O-15 Preserve groundwater resources.</p> <p>PSCU-P-44 Continue to improve and expand the City's Water Conservation Program, consistent with the Urban Water Management Plan as appropriate, including an active public outreach component and an online presence. The program should provide information and links to additional resources on water-efficient plumbing fixtures and planting and irrigation methods, and the development of safe and effective gray water systems. It should also maintain an up-to-date list of incentive programs.</p> <p>PSCU-P-45 Continue the City's active role in regional and local water management planning, building on partnerships with Kaweah Delta Water Conservation District and participation in the Integrated Regional Water Management Planning (IRWM) in implementing the Urban Water Management Plan and the Groundwater Management Plan. Continue to develop and implement projects that address groundwater overdraft mitigation, and support additional groundwater recharge, using funds generated from the Water Resources Management and Groundwater Overdraft Mitigation Fee Ordinance and other sources. Projects may include but are not limited to:</p> <ul style="list-style-type: none"> • Acquisition of surface water rights and surface water supplies; • Development of groundwater recharge programs and facilities; • Reconfiguration of stormwater facilities designed to retain as much stormwater as possible within and near the City; • Enhancement of cooperative programs with local water management agencies and companies; and • Development of more extensive recycled 	<p>significant</p>

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>water delivery systems in support of the Urban Water Management Plan.</p> <p>PSCU-P-46 Adopt and implement a Water Efficient Landscaping Ordinance for new and/or refurbished development that exceeds mandated sizes, and ensure that all new City parks, streetscapes, and landscaped areas conform to the Ordinance’s requirements. The Ordinance should include provisions to optimize outdoor water use by:</p> <ul style="list-style-type: none"> • Promoting appropriate use of plants and landscaping; • Establishing limitations on use of turf including size of turf areas and use of cool-season turf such as Fescue grasses, with exceptions for specified uses (e.g., recreation playing fields, golf courses, and parks); • Establishing water budgets and penalties for exceeding them; • Requiring automatic irrigation systems and schedules, including controllers that incorporate weather-based or other self-adjusting technology; • Promoting the use of recycled water; and • Minimizing overspray and runoff. <p>PSCU-P-47 *Implement a program of irrigation water use analyses, irrigation surveys, irrigation audits or similar techniques using available technology to evaluate water use in existing City parks and landscape areas, and undertake improvements to reduce water use to a level that does not exceed the Maximum Applied Water Allowance as calculated under the Water Efficient Landscaping Ordinance under Policy CO-P-3.</p> <p>PSCU-P-48 *Establish a program to reduce water use in municipal buildings and allow use of recycled water (treated wastewater) in buildings and irrigation, as feasible and appropriate.</p> <p>PSCU-P-49 *Require that industrial development projects</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>submit plans for water recycling and conservation and demonstrate how water use will meet requirements of the National Pollution Discharge Elimination System during the plan review process.</p> <p>PSCU-P-50 *Ensure that City building plan inspectors are adequately prepared to implement the requirements of the California Green Building Code (CalGreen), including mandatory low-water-use plumbing and water meters.</p> <p>PSCU-P-51 Continue development of a conveyance system to allow for the reuse of treated wastewater for groundwater recharge, irrigation for farmland, ornamental landscaping, and golf courses, and expand the use of recycled water with a “purple pipe” delivery system, to the greatest extent feasible.</p> <p>PSCU-P-52 Continue to support the Tulare County Environmental Health Division in protecting groundwater by promoting responsible use, storage and disposal of household hazardous materials.</p> <p>PSCU-P-53 *Continue to develop and expand the City’s water recycling capacity to produce water suitable for landscape and crop irrigation and trade with agricultural water users in exchange for water for groundwater recharge. Promote the development of a purple-pipe recycled water distribution system.</p>	
<p>3.9-5 Implementation of the proposed Plan will not require or result in new, altered, or expanded wastewater or storm drainage systems, the construction of which could cause adverse environmental effects.</p>	<p>PSCU-O-16 Ensure that adequate wastewater collection, treatment, recycling and disposal facilities are provided in a timely fashion to serve existing and future needs.</p> <p>PSCU-P-54 *Periodically review and update development impact fees, wastewater connection charges, groundwater mitigation fees, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.</p> <p>PSCU-P-56 Update the Water Conservation Plant Master</p>	<p>Less than significant</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Plan, Sewer System Master Plan, and any other specific Master Plans related to infrastructure development to ensure that existing levels of service can be maintained for proposed land uses and development densities.</p> <p>PSCU-P-57 Coordinate urban growth management planning with public and private utilities. Develop and carry out an infrastructure and public services assessment during annexation reviews to determine infrastructure needs, feasibility, timing, and financing.</p> <p>PSCU-P-59 Require new developments to incorporate flood water detention basins into project designs where consistent with the Stormwater Master Plan and the Groundwater Recharge Plan.</p> <p>PSCU-P-60 Control urban and stormwater runoff, and point and non-point discharge of pollutants. As part of the City's Stormwater Management Program, adopt and implement a Stormwater Management Ordinance to minimize stormwater runoff rates and volumes, control water pollution, and maximize groundwater recharge. New development will be required to include Low Impact Development features that reduce impermeable surface areas and increase infiltration.</p> <p>Such features may include, but are not limited to:</p> <ul style="list-style-type: none"> • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of 	

Visalia General Plan Draft Environmental Impact Report

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>bioswales and bioretention basins to facilitate infiltration; and</p> <ul style="list-style-type: none"> • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses. <p>PSCU-P-61 Update the Stormwater Master Plan to provide site-appropriate solutions that protect surface water quality in Planning Area waterways and correspond to the approach directed by the Stormwater Management Program.</p>	
<p>3.9-6 Implementation of the proposed Plan would not require or result in new or expanded solid waste disposal systems, the construction of which would cause adverse environmental effects.</p>	<p>PSCU-P-62 Periodically evaluate the City's solid waste management system to ensure that operations are as cost-effective as feasible.</p> <p>PSCU-P-63 Develop a quadrant transfer station for the Southwest part of the City.</p> <p>PSCU-P-64 Adopt an environmentally preferable purchasing program for all City departments.</p> <p>PSCU-P-65 Continue to achieve the State waste reduction standard established for the Consolidated Waste Management Authority, and establish a more stringent local standard based on recent waste reduction trends.</p> <p>PSCU-P-66 Promote solid waste reduction, recycling, and composting to Visalia residents and businesses as important ways to conserve limited natural resources.</p> <p>PSCU-P-67 Maintain and expand the Recycling and Source Reduction Program to serve all customer types, and to be provided by all waste collection service providers.</p> <p>PSCU-P-68 Maintain and expand innovative solid waste service and programs including the City's green waste program, the construction and demolition debris recycling and reuse program, and the food waste composting program.</p> <p>PSCU-P-69 Continue the City's partnership with the Tulare County Household Hazardous Waste (HHW)</p>	<p>Less than significant</p>

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>program and support the proper disposal of hazardous household waste and waste oil through public education, the disposal facility, and collection services.</p>	
<p>3.9-7 Implementation of the proposed Plan would not conflict with existing City standards for parks provision.</p>	<p>PSCU-P-1 Prepare a Parks and Recreation Master Plan to implement Park policies in this General Plan. The Plan should include:</p> <ul style="list-style-type: none"> • An assessment of existing and future recreational needs, including the needs of specific user groups and the needs of older areas of the community as well as those in new neighborhoods; • An assessment of opportunities for joint-use of City-owned stormwater detention basins on a year-round or seasonal basis, including priorities, access, improvement needs, security and cost-sharing arrangements; • Involvement of teens in design of teen programs and seniors in programs serving them; • A comprehensive program for providing facilities and recreational activities for identified needs, developed in consultation with VUSD and others involved in recreation programs, including joint-use opportunities with VUSD and other school districts and COS, and joint-use opportunities with City facilities, such as detention basins; • Proposals for coordinating affordable child care with the City's recreation programs; • Detailed design, construction and maintenance standards for parks and community centers and aquatic facilities emphasizing universal accessibility and barrier-free design, durability, low maintenance, and low water use; • A program for retrofitting existing facilities to remove barriers to handicapped users over time; 	<p>Less than significant</p>

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<ul style="list-style-type: none"> • An action plan to define priorities, responsibilities and scheduling; and • A comprehensive financing strategy for park and recreation facilities, including but not limited to the Park Acquisition and Development Fee, Recreation Program Fee policies, including provisions for fee reductions, scholarships and sponsorships, and marketing, including recreation as part of the City’s overall economic development plan. <p>PSCU-P-2 Strive to achieve and maintain a citywide standard of at least five acres of neighborhood and community parks per 1,000 residents.</p> <p>PSCU-P-3 *Reserve land and develop parks and public open spaces and recreation facilities consistent with designated Parks and Open Space land on the Land Use Diagram.</p> <p>PSCU-P-5 Create new community parks in the Northwest, Southwest, and Southeast quadrants, consistent with the Parks and Open Space diagram and the following planning guidelines:</p> <ul style="list-style-type: none"> • Size: 5-12 acres or more; and • Facilities to be provided: large children’s play area, reserved picnic facilities, open play fields, community building, bicycle parking, and off-street parking. They also may include tennis courts, outdoor concert areas or other special facilities based on neighborhood needs and community input. <p>PSCU-P-6 Create a high-quality, accessible neighborhood park system based on the needs of the surrounding community, the Parks and Open Space diagram and the following planning guidelines:</p> <ul style="list-style-type: none"> • Size: 2 to 5 acres; and • Facilities to be provided: open lawn area, small picnic area, paths, bicycle parking, play equipment for children, backstop, multi-use courts, drinking fountain, landscaping. 	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>PSCU-P-7 *Promote development of small pocket parks or play lots dispersed throughout new neighborhoods and in existing neighborhoods, where needed, on a voluntary basis in coordination with new infill development, consistent with the following planning guidelines:</p> <ul style="list-style-type: none"> • Size: 0.5 to 2 acres; and • Facilities: the specific features of pocket parks should address the anticipated needs of nearby residents and/or workers. In a residential environment, the needs of small children and seniors should be emphasized. In mixed-use or commercial areas, lunchtime use by office workers and shoppers should be facilitated. <p>PSCU-P-8 Establish design review criteria for allowing pocket parks (parks less than 2 acres) and linear parks to be counted toward meeting the neighborhood and community parkland standard of this General Plan.</p> <p>PSCU-P-9 Continue to implement a Park Acquisition and Development Fee Program updated to be consistent with this General Plan, including the following:</p> <ul style="list-style-type: none"> • Land and fees received shall support a standard of five acres of neighborhood and community parks per 1,000 residents and provide park and recreation facilities serving the neighborhood quadrant in which the contributing development occurs; • A portion of the fees collected are to be used for community-wide recreation facilities; • Dedicated park land meeting specified criteria for community parks, neighborhood parks and pocket parks may be provided at the City’s discretion, in lieu of fees, or earn fee credits (the City will not accept undevelopable, unusable land); and • Fee credits may also be given for storm drainage basins designed and built for dual 	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>recreational use, but these credits may be on a less than 1:1 basis depending on the amenities and facilities provided and their availability throughout the year.</p> <p>PSCU-P-10 Adopt and implement parkland dedication requirements for all subdivisions, consistent with the Quimby Act and Policy PSCU-P-2. This requirement will be integrated with the City's Park Acquisition Development Fee Program.</p> <p>PSCU-P-11 *Develop a system of natural corridors and greenways, consistent with the Parks and Open Space diagram ([General Plan] Figure 5-1).</p> <p>PSCU-P-12 Improve existing parks to support a high quality of life in older parts of the City.</p> <p>PSCU-P-18 Continue to work closely with Tulare County to ensure that Mooney Grove and Cutler regional parks are operated, maintained, and enhanced.</p> <p>PSCU-P-20 Review cooperative agreements with public and private sector groups that use parks, and update them as needed to ensure that public needs are being met and City costs are fully covered.</p> <p>PSCU-P-21 Require private open space and recreational facilities in large-scale multi-family residential developments to meet a portion of resident recreation, except in Downtown and East Downtown.</p> <p>PSCU-P-22 Review park and recreation facilities demand and use through periodic surveys. Park amenities, recreation programs, proximity and means of transportation should all be addressed.</p> <p>PSCU-P-25 Encourage cooperative agreements with the City and the Kaweah Water Conservation District, levee districts, irrigation companies, school district, College of the Sequoias, Southern California Edison Company and other public agencies and utilities to explore innovative recreation open space facilities throughout the</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Visalia planning area.</p> <p>PSCU-P-26 Develop standards for recreation use on dual purpose park/pond sites to ensure that slopes and pumping equipment do not preclude recreation use and maintenance.</p> <p>PSCU-P-29 *Incorporate barrier-free design in all new recreation and sports facilities, and renovate existing facilities to remove barriers to handicapped users.</p> <p>PSCU-P-30 Continue to work with the Visalia Parks and Recreation Foundation and other foundations and grant sources to provide funding for conservation, open space, parks and recreation.</p> <p>PSCU-P-31 Seek to ensure that Visalia receives its full share of federal and state grant funds including matching and competitive grants by regularly exploring all relevant funding possibilities.</p> <p>PSCU-P-32 Explore an “Adopt-a-Park” concept with industry, service clubs, and citizens. Identify interested corporations, clubs, or individuals and create an action plan tailored to fit the adopting organization’s budget and interest.</p>	
Noise		
3.10-1 Exposure of existing or planned noise-sensitive uses to construction noise and groundborne vibration.	<p>None of the proposed General Plan policies relate to construction noise or vibration, as the General Plan is a long-range policy document, and construction-related noise and vibration is addressed through municipal code and project-level analysis.</p> <p>Compliance with the existing City Municipal Code Section 8.36 would ensure that construction noise impacts would be less than significant. Measures such as maintaining minimum setback distances between construction equipment and receptors implemented to avoid significant construction noise impacts would be expected to avoid significant construction vibration impacts as well.</p>	Less than significant
3.10-2 Exposure of new noise sensitive land uses noise in excess of standards found in the existing Visalia General	<p>N-P-3 Establish performance standards for noise reduction for new housing that may be exposed to community noise levels above 65 dB DNL/CNEL, as shown on the Noise Contour Maps, based on the target acceptable noise levels for outdoor activity levels and interior</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
Plan Noise Element.	<p>spaces in Tables 8-2 and 8-3. Noise mitigation measures that may be considered to achieve these noise level targets include but are not limited to the following:</p> <ul style="list-style-type: none"> • Construct façades with substantial weight and insulation; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and exterior barriers; • Use acoustic baffling of vents for chimneys, attics and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions. <p>N-P-4 Where new development of industrial, commercial or other noise generating land uses (including roadways, railroads, and airports) may result in noise levels that exceed the noise level exposure criteria established by Tables 8-2 and 8-3, require a noise study to determine impacts, and require developers to mitigate these impacts in conformance with Tables 8-2 and 8-3 as a condition of permit approval through appropriate means.</p> <p>Noise mitigation measures may include but are not limited to:</p> <ul style="list-style-type: none"> • Screen and control noise sources, such as parking and loading facilities, outdoor activities, and mechanical equipment; • Increase setbacks for noise sources from adjacent dwellings; • Retain fences, walls, and landscaping that serve as noise buffers; • Use soundproofing materials and double-glazed windows; 	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<ul style="list-style-type: none"> • Use open space, building orientation and design, landscaping and running water to mask sounds; and • Control hours of operation, including deliveries and trash pickup, to minimize noise impacts. <p>N-P-5 Continue to enforce applicable State Noise Insulation Standards (California Administrative Code, Title 24) and Uniform Building Code (UBC) noise requirements.</p>	
3.10-3 Exposure of existing noise sensitive land uses to an increase in noise that results in noise in excess of standards found in the existing Visalia General Plan Noise Element.	N-P-2 *Promote the use of noise attenuation measures to improve the acoustic environment inside residences where existing residential development is located in a noise-impacted environment such as along an arterial street or adjacent to a noise-producing use.	Significant and Unavoidable
3.10-4 Exposure of existing or new noise sensitive land uses to noise in excess of standards found in the existing Visalia General Plan Noise Element as a result of changes in general plan noise policies and standards.	None applicable.	Less than significant
Hazards and Hazardous Materials		
3.11-1 Implementation of the proposed Visalia General Plan could create a significant hazard to the public or the environment through the routine	S-P-16 Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness. Collection programs should be reviewed annually and expanded where appropriate. The City will also coordinate with hazardous waste recyclers to increase the frequency of hazardous waste collection events under this program.	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions.	<p>S-P-17 Ensure that all specified hazardous facilities conform to the Tulare County Hazardous Materials Business Plan.</p> <p>S-P-18 Coordinate enforcement of the Hazardous Material Disclosure Law and the implementation of the Hazardous Material Emergency Response Plan with the Tulare County Health and Human Service Agency.</p> <p>S-P-19 Coordinate with the Tulare County Environmental Health Division and other appropriate regulatory agencies during the review process of all proposals for the use of hazardous materials or those involving properties that may have toxic contamination, such as petroleum hydrocarbons, CAM 17 metals, asbestos, and lead.</p>	
3.1 I-2 Implementation of the proposed General Plan could result in the disturbance of structures containing hazardous building materials, such as lead-based paint, asbestos, and PCBs which could expose and adversely affect workers, the public, or the environment if not handled appropriately.	S-P-15 Require remediation and cleanup of sites contaminated with hazardous substances.	Less than significant
3.1 I-3 Facilities developed under the proposed General Plan could emit hazardous emissions or handle hazardous or acutely hazardous	None applicable.	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
materials, substances, or waste within one-quarter mile of an existing or proposed school.		
3.11-4 New development under the proposed General Plan could be located on a site which is included on a list of hazardous materials sites compiled pursuant to government code section 65962.5 and, as a result, could create a significant hazard to the public or the environment.	<p>S-P-15 Require remediation and cleanup of sites contaminated with hazardous substances.</p> <p>S-P-20 Require applicants of projects in areas of known or suspected hazardous materials occurrences such as petroleum hydrocarbon contamination, CAM 17 metals, USTs, location of asbestos rocks and other such contamination to perform comprehensive soil and groundwater contamination assessments in accordance with regulatory agency testing standards, and if contamination exceeds regulatory action levels, require the project applicant to undertake remediation procedures prior to grading and development under the supervision of appropriate agencies, such as Tulare County Department of Environmental Health, Department of Toxic Substances Control, or Regional Water Quality Control Board.</p>	Less than significant
3.11-5 New development under the proposed General Plan could be located on a site that may be contaminated by hazardous materials from railroad or agricultural operations and, as a result, could create a significant hazard to the public or the environment.	See policies listed under Impact 3.11-4.	Less than significant
3.11-6 Buildout of the proposed General Plan could impair implementation	<p>See also policies in the Circulation Element and the Circulation diagram included in Section 3.2.</p> <p>S-P-30 *Integrate the Tulare County Hazard Mitigation Plan, in particular the hazard analysis and</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<p>mitigation strategy sections, into the development review process, the emergency operations plan, and capital improvement program, as appropriate.</p> <p>S-P-38 Continue to rely on the Tulare County Office of Emergency Services to maintain inventories of available resources to be used during disasters.</p> <p>S-P-39 Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when disaster, either natural or man-made, occurs.</p> <p>S-P-40 Continue to coordinate a public education program in order to foster public awareness of fire hazards with the intention of reducing injury and loss of life, damage to property, and degradation of the natural environment, particularly in conjunction with the public school system and “critical facility.”</p>	
3.11-7 Implementation of the proposed General Plan could increase the likelihood of people or structures being exposed to wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	<p>S-P-21 *Develop a community wildfire mitigation plan that identifies and prioritizes areas for hazard fuel reduction treatments, and recommend the types of methods of treatments.</p> <p>S-P-22 *Manage vegetation in areas within and adjacent to public rights-of-way and in close proximity to critical facilities in order to reduce the risk of tree failure and property damage and avoid creation of wind acceleration corridors within vegetated areas.</p> <p>S-P-23 Continue to offer a free annual tree chipping and tree pick-up day that encourages residents living in wind hazard areas to manage trees and shrubs at risk to falling on nearby structures.</p> <p>S-P-25 Implement a fuel reduction program, such as the collection and disposal of dead fuel, within publicly-owned open spaces and around critical facilities located within a high and very high wildfire zones.</p> <p>S-P-26 Implement a program that provides vegetation management services to elderly, disabled, or</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>low-income property owners who lack the resources to remove flammable vegetation from around their homes.</p> <p>S-P-27 Implement a fuel modification program, which also includes residential maintenance requirements and enforcement, plan submittal and approval process, guidelines for planting, and a listing of undesirable plant species. Require builders and developers to submit their plans, complete with proposed fuel modification zones, to the Fire Department for review and approval prior to beginning construction.</p> <p>S-P-28 Assist in solving the incendiary problem by improving law enforcement and investigation equipment, adapting equipment available in other fields; and purchasing new equipment where needed. Implement “no-burn” programs, particularly in areas outside of immediate response zones of fire stations.</p> <p>S-P-29 Ensure availability of adequate water supplies to meet public health and safety needs, and for resource protection, by maintaining the following order of priority for water use:</p> <ul style="list-style-type: none"> • Potable water supply, fire protection, and domestic use • Resource protection and preservation • Industrial, irrigation and commercial uses • Water-oriented or water-enhanced recreation • Air conditioning. <p>S-P-31 *Create a GIS-based pre-application review for new construction and major remodels of residential and/or non-residential structures in hazard areas.</p> <p>S-P-32 Continue to make available fire alarm systems, as referred to in this Element, to be tied directly and automatically to the Visalia City Fire Chief’s alarm-receiving center.</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>S-P-33 Continue a program designed to eliminate unfit, unhealthy, dangerous, structurally unsafe, and fire hazardous housing units by rehabilitation or removal.</p> <p>S-P-34 Continue the use of an “inspection team” to inspect all deteriorated and dilapidated housing units in the City.</p> <p>S-P-35 Continue to give those families that must remove or leave dilapidated units consideration in the allocation of housing units that are produced by publically-assisted housing programs.</p> <p>S-P-36 Locate critical facilities, such as nursing homes, housing for the elderly, and other housing for the mentally and physically infirm, within a reasonable distance (3 miles or 3 minutes) from fire stations.</p> <p>S-P-41 Periodically conduct joint training exercises with the County, State and federal agencies and others with the goal of developing the best possible coordinated action in fire suppression and crowd control.</p> <p>S-P-42 Continue to keep geographically-indexed fire data in a GIS form that includes:</p> <ul style="list-style-type: none"> • Number of fires by activity and area • Number of users in the activity • Number of fires by ignition index in State responsibility areas • Any other methods determined by the Safety Committee as necessary. 	
Cultural Resources		
3.12-1 Implementation of the proposed General Plan would cause a substantial adverse change to the significance of an historic	<p>LU-O-27 Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas and/or where they can provide close-in employment opportunities.</p> <p>LU-O-29 Ensure the continued viability of Visalia’s existing commercial areas and enable the conversion of older or historic houses to office</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>resource, defined as physical demolition, destruction, relocation, or alteration of that resource or its immediate surroundings such that the significance of a historic resource would be materially impaired.</p>	<p>uses, where appropriate.</p>	
	<p>LU-P-48 Preserve established and distinctive neighborhoods throughout the City by maintaining appropriate zoning and development standards to achieve land use compatibility in terms of height, massing and other characteristics; providing design guidelines for high-quality new development; supporting housing rehabilitation programs; and other means.</p>	
	<p>LU-P-74 *Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown.</p>	
	<p>H-O-1 *Assure the recognition of the City's history through the preservation of historic sites, structures and featuring zoning overlay designation and discretionary review procedures for the Historic District.</p>	
	<p>H-O-2 Maintain historic residential areas as healthy, cohesive neighborhood units, and assure consistency of appearance within the historic area through conservation plans and historic preservation guidelines.</p>	
	<p>H-O-3 Support efforts to use the Local Register of Historic Structures and the Historic District to identify and promote community history through the use of walking tours and other public outreach.</p>	
	<p>H-O-4 Promote the maintenance and identification of historic resources in the community as key components of tourism and increased economic diversity for the City.</p>	
<p>H-O-5 *Promote the benefits of historic property ownership through programs such as tax incentives, available grants and loans, including but not limited to the Mills Act, Federal Tax credits and similar programs for properties within the Historic District or on the Local Register of</p>		

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Historic Structures.	
	H-P-1 *Pursue becoming a Certified Local Government in order to take advantage of grants, loans and other historic preservation programs.	
	H-P-2 *Update the City's Historic Preservation Ordinance to include criteria for streamlining the process for issuing building permits for minor repairs and alterations as designated by the Historic Preservation Advisory Committee. Include, as appropriate, preservation incentives, such as use of the California Historic Building Code, where appropriate, and other available incentives.	
	H-P-3 *Expand the Historic Planned Office Conversion zone to preserve historically significant structures and facilitate office conversion in locations suited to commercial use and where a functional connection can be made between Downtown and adjacent neighborhoods with minimal parking impacts to the adjacent non-converted properties.	
	H-P-4 Continue to ensure that proposed new development within any Historic District or on any properties listed on the Local Register of Historic Structures is compatible with its surroundings, using criteria of height and scale; spacing of buildings; materials and textures; street walls; landscaping; and other elements which contribute to the historical neighborhood character.	
	H-P-5 Continue to facilitate the conversion of older structures to new uses, with minimal alterations to building or site appearance, by providing exceptions to zoning and building code requirements for structures on the Local Register of Historic Structures and within the Historic District, where such exceptions shall contribute to and enhance the historic character of the area.	
	H-P-6 Use any available funding sources to provide	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>low-interest loans for the rehabilitation and restoration of structures listed on the Local Register of Historic Structures or located within the Historic District.</p> <p>H-P-7 Continue to use the Historic Preservation Ordinance development review process to protect structures listed on the Local Register of Historic Structures or located within the Historic District.</p> <p>H-P-8 Support the work of the Historic Preservation Advisory Committee, whose responsibilities include:</p> <ul style="list-style-type: none"> • Offering assistance in the form of information and referral to applicants who are developing restoration projects, and providing information on available grants and loans for restoration and rehabilitation of historic structures; • Identifying and recognizing all historic areas, sites, structures, and features by placing them on the local register and providing technical assistance with registration in the national Register of Historic Places and inclusion in the California Inventory of Historic Resources; • Initiating efforts to educate the public to the significance of historic areas, sites and structures and the cultural and social events associated with them. • Facilitate the recognition of all structures, sites and features within the Historic District or on the Local Register of Historic Structures, along with significant historical landmarks or areas which are not contained within a District or Register where significant community history is represented. The owners of historic property shall be encouraged to display their plaques for public information; • Pursuing support of the creation of a revolving loan fund for historic 	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>rehabilitation to be financed through public and private contributions with efforts to encourage banks to provide loans for the acquisition or rehabilitation of historic properties.</p> <p>H-P-9 Periodically survey historic resources and nominate historically and/or architecturally significant sites, structures, and neighborhoods to the Local Register of Historic Structures and/or Historic District, State of California Inventory of Historic Resources, National Register of Historic Places to ensure they are protected.</p> <p>H-P-10 Regularly review the Local Register of Historic Structures to ensure that properties are appropriately listed.</p> <p>H-P-11 Collaborate with Tulare County Historical Society and other civic organizations on appropriate monuments which publicize historic sites.</p> <p>H-P-12 *Establish criteria for historic street sign name blades in Historic Districts and at Gateways to historic areas.</p> <p>H-P-13 *Identify, survey and establish new additions to the Historic District and Local Register of Historic Structures.</p> <p>H-P-14 *As needed, but no less than every 10 years, review and update the Historic Element and related implementing ordinances.</p>	
3.12-2 Implementation of the proposed General Plan could cause a substantial adverse change in the significance of a unique archaeological resource, or disturb human remains, including	<p>OSC-O-11 Preserve and protect historic features and archaeological resources of the Visalia planning area including its agricultural surrounding for aesthetic, scientific, educational and cultural values.</p> <p>OSC-P-42 Establish requirements to avoid potential impacts to sites suspected of being archeologically, paleontologically, or historically significant or of concern, by:</p>	Less than significant

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
those interred outside of formal cemeteries.	<ul style="list-style-type: none"> • Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive; • Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA); • Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and • Implementing appropriate measures to avoid the identified impacts, as conditions of project approval. 	
3.12-3 Implementation of the proposed General Plan could destroy, directly or indirectly, a unique paleontological resource or site or unique geologic feature.	Policy OSC-P-42 cited under Impact 3.12-2 makes provisions for the accidental discovery of paleontological resources, and helps to reduce this impact to a level that is less than significant.	Less than significant
Visual Resources		
3.13-1 Implementation of the proposed General Plan could block panoramic views or views of significant landscape features or landforms (mountains, rivers, or significant man-made structures) as seen from public viewing areas.	<p>LU-P-28 Continue to use natural and man-made edges, such as major roadways and waterways within the City's Urban Area Boundary, as urban development limit and growth phasing lines.</p> <p>LU-P-29 Use regional and community parks and open space to enhance gateways to the City and as a buffer between adjacent communities.</p> <p>LU-P-30 Maintain greenbelts, or agricultural/ open space buffer areas, between Visalia and other communities by implementing growth boundaries and working with Tulare County and land developers to prevent premature urban growth north of the St. Johns River and in other sensitive locations within the timeframe of this General Plan.</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>LU-P-31 Promote the preservation of permanent agricultural open space around the City by protecting viable agricultural operations and land within the City limits in the airport and wastewater treatment plan environs.</p> <p>LU-P-34 Work with Tulare County to prevent urban development of agricultural land outside of the current growth boundaries and to promote the of use agricultural preserves, where they will promote orderly development.</p> <p>LU-P-37 Adopt specific development standards for scenic entryways (gateways) and roadway corridors into the City, including special setback and landscape standards, open space and park development, and/or land use designations.</p> <p>LU-P-41 Use Mill, Packwood and Cameron Creeks and other waterways as natural amenities and links between neighborhoods.</p> <p>LU-P-42 Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.</p> <p>LU-P-43 Work with utilities and transportation companies to landscape power line and railroad right-of-ways throughout the community and to underground utilities where possible.</p> <p>LU-P-44 Develop land use and site design measures for areas adjacent to high-voltage power facilities. Measures will include landscape buffers and mandatory setbacks from substations and transmission towers and lines.</p> <p>LU-P-59 Ensure that natural and open space features, such as Valley Oak trees and community waterways, are treated as special site amenities as part of any residential development. □</p> <p>LU-P-77 Restore Mill Creek and Jennings Ditch as open space features in new parks; citywide linkage elements; and shapers of local circulation patterns in Downtown and East Downtown.</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>LU-P-78 In East Downtown emphasize creating and enhancing strong economic, pedestrian and visual connections to adjacent neighborhoods and downtown. East Main is envisioned as the “central spine”; Burke and Santa Fe as north-south civic streets; and Oak Street and Mill Creek as key east-west connectors.</p> <p>LU-P-100 Establish zoning standards to assure high-quality design and site planning for large-scale industrial development.</p> <p>LU-P-110 Create design guidelines to be used in preparing and evaluating master plans for public facilities.</p> <p>PSCU-P-4 Create one large new park at the City’s eastern edge to enhance the City’s eastern gateway along Highway 198, ensure separation between communities, and provide ample recreation space for the larger area.</p> <p>PSCU-P-11 Develop a system of natural corridors and greenways, consistent with the Parks and Open Space diagram</p> <p>PSCU-P-18 Continue to work closely with Tulare County to ensure that Mooney Grove and Cutler regional parks are operated, maintained, and enhanced.</p> <p><i>Mooney Grove and Cutler Parks provide important large park areas for Visalia residents, and act as gateways to the City.</i></p> <p>OSC-P-2 Develop open space corridors along selected community waterways, power transmission line right-of-ways and abandoned railroad right-of-ways to serve as links between park and recreation facilities.</p> <p>OSC-P-7 Maintain active contact with organizations, such as the Sequoia Riverlands Trust and other appropriate agencies, regarding additions to the Kaweah Oaks Preserve, programs at Mooney or Cutler parks and acquisition of new open space sites throughout the area.</p>	

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>OSC-P-8 Protect, restore and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.</p> <p>OSC-P-9 Protect and enhance plant and wildlife habitat at the designated Conservation/ Open Space area around the confluence of Mill Creek and Evans Ditch, and promote use of this area as an interpretive center for education and research.</p> <p>OSC-P-10 Ensure that building and vehicle service areas, loading docks, trash enclosures and storage areas are setback back from waterways and/or screened from view from the creek corridor to minimize environmental and visual impacts.</p> <p>OSC-P-13 In new neighborhoods that include waterways, improvement of the waterway corridor, including preservation and/or enhancement of natural features and development of a continuous waterway trail on at least one side, shall be required.</p> <p>OSC-P-17 Require that new development along waterways maintain a visual orientation and active interface with waterways. Develop design guidelines to be used for review and approval of subdivision and development proposals to illustrate how this can be accomplished for different land uses in various geographic settings.</p> <p>OSC-P-21 Place special emphasis on the protection and enhancement of the St. Johns River Corridor by establishing extensive open space land along both sides.</p> <p>OSC-P-28 Protect significant stands of Valley Oak woodlands from further development by designating them for Conservation, creating habitat management plans, where needed, and undertaking restoration activities as appropriate.</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	OSC-P-34 Enhance views and public access to planning area waterways and other significant features such as Valley Oak groves consistent with flood protection, irrigation water conveyance, habitat preservation and recreation planning policies.	
3.13-2 Implementation of the proposed General Plan could substantially damage scenic resources (such as trees, rock outcroppings, and historic buildings) that would alter the appearance of or from state- or county-designated or eligible scenic highways. Such projects would be judged against a higher standard for visual impacts due to this designation.	<p>LU-P-39 Improve tree planting, landscaping and site design standards to minimize the visual impact of large parking lots and buildings, to enhance and promote natural characteristics compatible with urban form, to minimize heat gain and promote energy conservation, and to improve stormwater infiltration.</p> <p>LU-P-40 Where possible, through the Site Plan Review process, retain native trees as landscape elements and for shading.</p> <p>LU-P-41 Use Mill, Packwood and Cameron Creeks and other waterways as natural amenities and links between neighborhoods.</p> <p>LU-P-42 Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.</p> <p>LU-P-43 Work with utilities and transportation companies to landscape power line and railroad right-of-ways throughout the community and to underground utilities where possible.</p> <p>LU-P-59 Ensure that natural and open space features, such as Valley Oak trees and community waterways, are treated as special site amenities as part of any residential development. □</p> <p>LU-P-75 Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown. □</p> <p>H-P-4 Continue to ensure that proposed new development within any Historic District or on any properties listed on the Local Register of Historic Structures is compatible with its surroundings, using criteria of height and scale; spacing of buildings; materials and textures;</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>street walls; landscaping; and other elements which contribute to the historical neighborhood character.</p> <p>H-P-5 Continue to facilitate the conversion of older structures to new uses, with minimal alterations to building or site appearance, by providing exceptions to zoning and building code requirements for structures on the Local Register of Historic Structures and within the Historic District, where such exceptions shall contribute to and enhance the historic character of the area.</p> <p>H-P-7 Continue to use the Historic Preservation Ordinance development review process to protect structures listed on the Local Register of Historic Structures or located within the Historic District.</p> <p>H-P-9 Periodically survey historic resources and nominate historically and/or architecturally significant sites, structures, and neighborhoods to the Local Register of Historic Structures and/or Historic District, State of California Inventory of Historic Resources, National Register of Historic Places to ensure they are protected.</p> <p>H-P-13 Identify, survey and establish new additions to the Historic District and Local Register of Historic Structures.</p> <p>PSCU-P-11 Develop a system of natural corridors and greenways, consistent with the Parks and Open Space diagram</p> <p>PSCU-P-18 Continue to work closely with Tulare County to ensure that Mooney Grove and Cutler regional parks are operated, maintained, and enhanced.</p> <p>OSC-P-7 Maintain active contact with organizations, such as the Sequoia Riverlands Trust and other appropriate agencies, regarding additions to the Kaweah Oaks Preserve, programs at Mooney or Cutler parks and acquisition of new open space</p>	

Executive Summary

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>sites throughout the area.</p> <p>OSC-P-28 Protect significant stands of Valley Oak woodlands from further development by designating them for Conservation, creating habitat management plans, where needed, and undertaking restoration activities as appropriate.</p> <p>OSC-P-33 Develop a list of recommended native plants and landscaping guidelines. Make this list and guidance accessible through the Community Development Department, the public library, and the City website.</p> <p>OSC-P-34 Enhance views and public access to planning area waterways and other significant features such as Valley Oak groves consistent with flood protection, irrigation water conveyance, habitat preservation and recreation planning policies.</p> <p>OSC-P-35 Use native trees in street and public landscaping designs, where appropriate, to preserve Visalia's character.</p> <p>OSC-P-38 Revise the City's Valley Oak Ordinance to include cottonwood groves and other mature native trees, and update the map of landmark trees and distinctive biotic areas.</p>	
3.13-3 Implementation of the proposed General Plan could substantially degrade the existing visual character or quality of the Planning Area and its surroundings.	Policies listed under impacts 3.13-1 and 3.13-2 apply.	Less than significant
3.13-4 Implementation of the proposed General Plan could create a new source of substantial light or glare that	<p>LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.</p> <p>LU-P-100 Establish zoning standards to assure high-</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed General Policies that Reduce the Impact</i>	<i>Significance Level</i>
would adversely affect day or nighttime views in the area.	<p>quality design and site planning for large-scale industrial development.</p> <p>LU-P-106 Develop performance standards to supplement and augment design standards to minimize the negative impacts (glare, signage, noise, dust, traffic) associated with the establishment of new or expansion of existing service commercial and industrial development.</p> <p>T-P-57 Amend the Zoning Ordinance to include updated off-street parking and loading area design standards that have multiple benefits and reduce environmental impacts. Strategies may include, but are not limited to:</p> <ul style="list-style-type: none"> • Require parking and loading to be provided on the side of or behind buildings, where feasible; • Promote the use of time and/or motion sensitive parking lot and security lights, where feasible; • Establish specific standards for perimeter landscaping for parking lots and structures; • Separate pedestrian pathways from car lanes where feasible; • Promote the use of porous pavement and low impact drainage features, as appropriate to the site; and • Restrict use of vacant lots as vehicle parking and outdoor storage of commercial equipment, construction equipment, and similar unless screened from public view. <p>PSCU-P-14 Provide lighted facilities for tennis, basketball or other recreational facilities and along pathways in order to extend usable hours. □</p>	

This page intentionally left blank.