

## Table of Contents

<b>Executive Summary .....</b>	<b>ES-1</b>
Proposed Project.....	ES-1
Key Features of the Proposed General Plan .....	ES-2
Estimated Buildout of the Proposed General Plan .....	ES-3
Climate Action Plan .....	ES-4
Alternatives to the Proposed General Plan .....	ES-5
Areas of Controversy .....	ES-6
Transportation .....	ES-6
Air Quality.....	ES-6
Agriculture .....	ES-7
Noise .....	ES-8
Hydrology and Flooding.....	ES-8
Impacts Summary and Environmentally Superior Alternative.....	ES-8
Impacts Summary.....	ES-8
Identification of Environmentally Superior Alternative.....	ES-8
<b>I     Introduction .....</b>	<b>I-1</b>
I.1     Purpose of the EIR.....	I-1
Relationship to Other EIRs .....	I-1
Approvals for Which This EIR Will Be Used.....	I-2
I.2     General Plan Process and Public Involvement.....	I-2
Role of the General Plan Update Review Committee.....	I-2
Community Involvement Process.....	I-2
I.3     Notice of Preparation .....	I-3
I.4     EIR Approach and Issues Addressed .....	I-4
Environmental Issue Areas .....	I-4
Types of Impacts.....	I-6
Timeframe .....	I-7
Alternatives .....	I-7
Cumulative Impacts Assumptions.....	I-7
I.5     EIR Organization .....	I-8
Executive Summary .....	I-8
Chapter 1: Introduction and Organization .....	I-8
Chapter 2: Project Description.....	I-8
Chapter 3: Settings, Impacts, and Mitigation Measures .....	I-8
Chapter 4: Analysis of Alternatives.....	I-9
Chapter 5: CEQA-Required Conclusions.....	I-9

Visalia General Plan Draft Environmental Impact Report

Chapters 6, 7, 8, 9, and 10: Bibliography, Organizations consulted, Report authors, Glossary, List of Acronyms, and Appendices ..... 1-9

**2 Project Description .....2-1**

2.1 Regional Location and Planning Boundaries ..... 2-1

Regional Location ..... 2-1

Planning Area ..... 2-2

2.2 Purpose and Objectives of the General Plan ..... 2-6

Plan Purpose ..... 2-6

Plan Objectives ..... 2-7

Climate Action Plan ..... 2-7

2.3 The Proposed General Plan Land Use Diagram and Land Use Classifications ..... 2-8

Land use Framework ..... 2-8

The Land Use Diagram ..... 2-9

Land use Classifications ..... 2-11

2.4 Building Under the Proposed General Plan ..... 2-14

Summary of Density and Intensity ..... 2-15

Population Growth and Housing ..... 2-16

Jobs ..... 2-17

Jobs/Employment Balance ..... 2-18

2.5 Key Plan Objectives ..... 2-19

Land Use and Economic Development ..... 2-19

Historic Preservation ..... 2-22

Mobility ..... 2-22

Parks, Schools, Community Facilities and utilities ..... 2-24

Open Space and Conservation ..... 2-25

Air Quality and Greenhouse Gases ..... 2-26

Safety and Noise ..... 2-26

2.6 Implementation of the Proposed General Plan ..... 2-27

City Council ..... 2-27

Planning Commission ..... 2-28

Community Development Department ..... 2-28

Public Works Department ..... 2-28

Parks and Recreation Department ..... 2-29

Transit Division ..... 2-29

Natural Resources Conservation Division ..... 2-29

Police Department ..... 2-29

Fire Department ..... 2-29

Finance Department ..... 2-29

Other Commissions, Committees and Boards ..... 2-30

**3.1 Land Use ..... 3.1-1**

## Table of Contents

Environmental Setting.....	3.1-1
Physical Setting.....	3.1-1
Regulatory Setting.....	3.1-6
Impact Analysis.....	3.1-11
Significance Criteria.....	3.1-11
Methodology and Assumptions.....	3.1-12
Impact Summary.....	3.1-13
Impacts and Mitigation Measures.....	3.1-13
<b>3.2 Transportation.....</b>	<b>3.2-1</b>
Environmental Setting.....	3.2-1
Physical Setting.....	3.2-1
Regulatory Setting.....	3.2-27
Impact Analysis.....	3.2-28
Significance Criteria.....	3.2-28
Methodology and Assumptions.....	3.2-29
Impact Summary.....	3.2-32
Impacts and Mitigation Measures.....	3.2-33
<b>3.3 Air Quality.....</b>	<b>3.3-1</b>
Environmental Setting.....	3.3-1
Physical Setting.....	3.3-1
Regulatory Setting.....	3.3-8
Impact Analysis.....	3.3-14
Significance Criteria.....	3.3-14
Methodology and assumptions.....	3.3-15
Impact Summary.....	3.3-19
Impacts and Mitigation Measures.....	3.3-20
<b>3.4 Greenhouse Gases and Climate Change.....</b>	<b>3.4-1</b>
Environmental Setting.....	3.4-1
Physical Setting.....	3.4-1
Regulatory Setting.....	3.4-7
Impact Analysis.....	3.4-18
Significance Criteria.....	3.4-18
Methodology and Assumptions.....	3.4-19
Impact Summary.....	3.4-20
Impacts and Mitigation Measures.....	3.4-21
<b>3.5 Agricultural Resources.....</b>	<b>3.5-1</b>
Environmental Setting.....	3.5-1

Physical Setting .....	3.5-1
Regulatory Setting.....	3.5-6
<b>Impact Analysis .....</b>	<b>3.5-10</b>
Significance Criteria.....	3.5-10
Methodology and Assumptions .....	3.5-11
Summary of Impacts.....	3.5-11
Impacts and Mitigation Measures .....	3.5-11
<b>3.6 Hydrology, Flooding, and Water Quality .....</b>	<b>3.6-1</b>
Environmental Setting.....	3.6-1
Physical Setting .....	3.6-1
Regulatory Setting.....	3.6-10
Impact analysis .....	3.6-14
Impacts and Mitigation Measures .....	3.6-16
<b>3.7 Geology and Seismicity.....</b>	<b>3.7-1</b>
Environmental Setting .....	3.7-1
Physical Setting .....	3.7-1
Regulatory Setting.....	3.7-8
Impact Analysis .....	3.7-11
Significance Criteria.....	3.7-11
Methodology and Assumptions .....	3.7-11
Impact Summary.....	3.7-12
Impacts and Mitigation Measures .....	3.7-12
<b>3.8 Biological Resources.....</b>	<b>3.8-1</b>
Environmental Setting.....	3.8-1
Physical Setting .....	3.8-1
Regulatory Setting.....	3.8-25
Impact Analysis .....	3.8-31
Significance Criteria.....	3.8-31
Methodology and Assumptions .....	3.8-31
Impact Summary.....	3.8-32
Impacts and Mitigation Measures .....	3.8-32
<b>3.9 Public Services, Facilities, and Utilities .....</b>	<b>3.9-1</b>
Environmental Setting .....	3.9-1
Physical Setting .....	3.9-1
Regulatory Setting.....	3.9-30
Impact Analysis .....	3.9-40
Significance Criteria.....	3.9-40

## Table of Contents

Methodology and Assumptions .....	3.9-41
Impact Summary .....	3.9-44
Impacts and Mitigation Measures .....	3.9-45
<b>3.10 Noise .....</b>	<b>3.10-1</b>
Environmental Setting.....	3.10-1
Physical Setting.....	3.10-1
Regulatory Setting .....	3.10-19
State.....	3.10-20
City of Visalia.....	3.10-21
Impact Analysis.....	3.10-22
Significance Criteria.....	3.10-22
Methodology and Assumptions .....	3.10-22
Impact Summary .....	3.10-23
Impacts and Mitigation Measures.....	3.10-23
<b>3.11 Hazards and Hazardous Materials.....</b>	<b>3.11-1</b>
Environmental Setting.....	3.11-1
Physical Setting.....	3.11-1
Regulatory Setting .....	3.11-7
Impact Analysis.....	3.11-13
Significance Criteria.....	3.11-13
Methodology and Assumptions .....	3.11-13
Summary of Impacts.....	3.11-15
Impacts and Mitigation Measures.....	3.11-15
<b>3.12 Cultural Resources .....</b>	<b>3.12-1</b>
Environmental Setting.....	3.12-1
Physical Setting.....	3.12-1
Regulatory Setting .....	3.12-5
Impact Analysis.....	3.12-10
Significance criteria.....	3.12-10
Methodology and Assumptions .....	3.12-10
Impact Summary .....	3.12-11
Impacts and Mitigation Measures.....	3.12-11
<b>3.13 Visual Resources .....</b>	<b>3.13-1</b>
Environmental Setting.....	3.13-1
Physical Setting.....	3.13-1
Regulatory Setting .....	3.13-4
Impact Analysis.....	3.13-7

Visalia General Plan Draft Environmental Impact Report

Significance Criteria.....3.13-7  
Methodology and Assumptions .....3.13-8  
Impact Summary.....3.13-8  
Impacts and Mitigation Measures .....3.13-8

**4 Analysis of Alternatives .....4-1**

4.1 Background on Alternatives..... 4-1

4.2 Alternatives Analyzed in This EIR..... 4-3

Alternative 1: Neighborhood Nodes and Compact Growth ..... 4-4  
Alternative 2: Expanded Growth ..... 4-5  
No Project alternative ..... 4-6  
Proposed Plan..... 4-6

4.3 Comparative Impact Analysis of Alternatives ..... 4-9

Land Use ..... 4-9  
Transportation ..... 4-11  
Air Quality..... 4-14  
Energy, Greenhouse Gases and Climate Change..... 4-16  
Agriculture and Soil Resources ..... 4-17  
Hydrology, Flooding, and Water Quality ..... 4-17  
Geology, Soils, and Seismicity ..... 4-18  
Biological Resources ..... 4-18  
Public Services, Facilities, and Utilities ..... 4-19  
Noise ..... 4-19  
Hazards and Hazardous Materials ..... 4-19  
Cultural Resources ..... 4-20  
Visual Quality..... 4-20

4.4 Environmentally Superior Alternative..... 4-21

**5 CEQA Required Conclusions .....5-1**

5.1 Significant Irreversible Environmental Changes..... 5-1

Air Quality..... 5-1  
Water Consumption..... 5-1  
Energy Sources..... 5-1  
Farmland Consumption..... 5-2  
Construction-Related Impacts..... 5-2

5.2 Significant Unavoidable Impacts..... 5-2

Transportation ..... 5-2  
Air Quality..... 5-3  
Agriculture..... 5-3  
Noise ..... 5-4  
Hydrology and Flooding ..... 5-4

5.3 Growth-Inducing Impacts ..... 5-5

## Table of Contents

	Projected Growth .....	5-5
5.4	Cumulative Impacts .....	5-7
	Cumulative Analysis Provided in Chapter 3 .....	5-8
	Other Cumulative Impacts .....	5-8
5.5	Impacts Found Not to Be Significant .....	5-11
<b>6</b>	<b>Bibliography .....</b>	<b>6-1</b>
	Land Use .....	6-1
	Transportation .....	6-1
	Air Quality .....	6-1
	Greenhouse Gases and Climate Change .....	6-3
	Agricultural Resources .....	6-5
	Hydrology, Flooding, and Water Quality .....	6-5
	Geology and Seismicity .....	6-7
	Biological Resources .....	6-7
	Public Services, Facilities, and Utilities .....	6-9
	Noise .....	6-10
	Hazards and Hazardous Materials .....	6-10
	Cultural Resources .....	6-11
<b>7</b>	<b>Organizations Consulted .....</b>	<b>7-1</b>
<b>8</b>	<b>Report Authors .....</b>	<b>8-1</b>
	City of Visalia .....	8-1
	Consulting Team .....	8-1
<b>9</b>	<b>Glossary .....</b>	<b>9-1</b>
<b>10</b>	<b>List of Acronyms .....</b>	<b>10-1</b>

**List of Figures**

Figure 2.1-1: Regional Setting ..... 2-3

Figure 2.1-2: Planning Area Boundaries..... 2-5

Figure 2.3-1: General Plan Land Use Diagram..... 2-10

Figure 3.1-1: Existing Land Use ..... 3.1-3

Figure 3.2-1: Buildout Roadway System ..... 3.2-3

Figure 3.2-2: Transit Routes.....3.2-18

Figure 3.2-3: Proposed Bicycle and Trail Systems ..... 3.2-21

Figure 3.2-4: Truck Routes and Rail Lines ..... 3.2-26

Figure 3.5-1: Farmland in the Planning Area..... 3.5-4

Figure 3.6-1: Flood Zones ..... 3.6-3

Figure 3.6-2: Dam Inundation Area..... 3.6-8

Figure 3.7-1: Soil Erosion and Shrink-Swell Potential ..... 3.7-3

Figure 3.7-2: Regional Faults ..... 3.7-5

Figure 3.8-1: Vegetation and Special Status Species ..... 3.8-2

Figure 3.9-1: Fire and Police Stations..... 3.9-2

Figure 3.9-2: Schools..... 3.9-9

Figure 3.9-3: Parks and Recreation Facilities..... 3.9-17

Figure 3.9-4: Access to Parks ..... 3.9-19

Figure 3.9-5: Average Depth to Groundwater..... 3.9-24

Figure 3.9-6: Land Use Comparison – Sanitary Sewer ..... 3.9-60

Figure 3.9-7: Land Use Comparison – Stormwater ..... 3.9-62

Figure 3.10-1: Airport Noise Contours 1999..... 3.10-16

Figure 3.10-2: Airport Noise Contours 2019..... 3.10-17

Figure 3.10-3: Future Noise Contours..... 3.10-31

Figure 3.11-1: Hazardous Materials and Wildfire Hazards ..... 3.11-2

Figure 3.12-1: Historic Resources in Visalia..... 3.12-4

Figure 3.13-1: Visual Resources ..... 3.13-3

Figure 4.2-1: Alternative 1 ..... 4-7

Figure 4.2-2: Alternative 2..... 4-8



Table of Contents

**List of Tables**

Table ES-1: Population, Housing Units, Households and Jobs at Buildout..... ES-4

Table ES-2: Comparison of Buildout of Proposed General Plan and Alternative..... ES-5

Table ES-3: Summary of Significant Impacts and Proposed General Policies and Mitigation Measures that Reduce the Impact..... ES-10

Table 2.3-1: Acreage by Land Use Classification.....2-14

Table 2.4-1: Density and Intensity Standards by Land Use Classification.....2-15

Table 2.4-2: General Plan Buildout.....2-16

Table 2.4-3 Additional Housing Units by Land Use Type .....2-17

Table 2.4-4 Additional Jobs by Land Use Type.....2-18

Table 2.4-5 Jobs per Employed Residents Ratios.....2-19

Table 3.1-1: Existing Land Use.....3.1-2

Table 3.1-2: Demographic Data .....3.1-5

Table 3.1-3: TCAG Projections for the City of Visalia (2010-2030) .....3.1-6

Table 3.1-4: Correspondence of Generalized Land Use Categories to Current and Proposed Designations ..... 3.1-12

Table 3.2-1: Intersection Level of Service Definitions .....3.2-4

Table 3.2-2: Level-of Service Criteria for Roadway Segments.....3.2-4

Table 3.2-3: Existing Roadway LOS (2010).....3.2-5

Table 3.2-4: Existing Intersection LOS (2010).....3.2-7

Table 3.2-5: Planned Circulation System Improvements.....3.2-8

Table 3.2-6: Future Roadway LOS (2030) ..... 3.2-30

Table 3.2-7: Future Intersection LOS (2030)..... 3.2-31

Table 3.3-1: 2008 Criteria Pollutant Inventory for the City of Visalia (tons per day) .....3.3-5

Table 3.3-2: Air Quality Data Summary (2010-2012) for the Planning Area .....3.3-6

Table 3.3-3: Federal and State Attainment Status for Tulare County.....3.3-8

Table 3.3-4: National and State Ambient Air Quality Standards..... 3.3-10

Table 3.3-5: Daily Vehicle Miles Traveled..... 3.3-17

Table 3.3-6: 2030 Proposed General Plan and TCAG Comparisons for the City of Visalia..... 3.3-21

Table 3.3-7: Estimated Mobile Source Emissions Associated with General Plan Buildout (Tons per Year)..... 3.3-25

Table 3.3-8: Modeled CO Levels Measured at Receptors in the Vicinity of Affected Intersections for Existing and Future (2030) Conditions ..... 3.3-30

Table 3.3-11: SJVAPCD Project Screening Trigger Levels For Potential Odor Sources..... 3.3-33

Table 3.4-1 Visalia’s 2005 Community Emissions Summary by Sector .....3.4-7

Table 3.4-3: Transportation Energy Use in Visalia, 2005-2030 (MMBtu) ..... 3.4-22

Table 3.4-4: Total Energy Use in Visalia, 2005-2030 (MMBtu) ..... 3.4-23

Table 3.4-5: GHG Emissions By Sector with Proposed Emission Reduction Measures, 2005-2030 (MTCO<sub>2e</sub>)..... 3.4-26

Table 3.4-6: Summary of Visalia’s Draft CAP Proposed Community Measures through 2030..... 3.4-26

Visalia General Plan Draft Environmental Impact Report

Table 3.4-7: Transportation GHG Emissions and Targets, 2005-2030 (MTCO <sub>2</sub> e) .....	3.4-27
Table 3.4-8: Community GHG Emissions and Targets, 2005-2030 (MTCO <sub>2</sub> e).....	3.4-27
Table 3.5-1: Farmland Classification in the Study Area .....	3.5-2
Table 3.5-2: Important Farmland Change in the Study Area .....	3.5-12
Table 3.6-1: Monthly Precipitation and Air Temperature at Fresno State (CIMIS No. 80), October 1988 to March 2010.....	3.6-1
Table 3.6-2: Monthly Inflow (cfs) into Lake Kaweah, 1994 to 2010.....	3.6-4
Table 3.6-3: Monthly Outflow (cfs) from Lake Kaweah from 1994 to 2010 .....	3.6-4
Table 3.6-4: FEMA Floodplain Designations (Zones).....	3.6-5
Table 3.7-1: Soil Type By Acres in the Planning Area .....	3.7-2
Table 3.7-2 Modified–Mercalli Intensity Scale (Ground Shaking) .....	3.7-7
Table 3.8-1: Special-Status Plant Species with a Moderate to High Potential to Occur within the Planning Area.....	3.8-8
Table 3.8-2: Special-Status Wildlife Species with the Potential to occur within the City of Visalia General Plan Area .....	3.8-11
Table 3.9-1 Schools and Enrollment, Visalia Unified School District.....	3.9-6
Table 3.9-2: Parks and Recreation Facilities Inventory.....	3.9-14
Table 3.9-3: Existing General Plan Parkland Standards.....	3.9-18
Table 3.9-4: Cal Water Projected Deliveries .....	3.9-22
Table 3.9-5: Disposal Site Capacity.....	3.9-29
Table 3.9-6: Waste and Recyclables Collected by the City of Visalia.....	3.9-30
Table 3.9-7: School Assumptions .....	3.9-42
Table 3.9-8: Projected Enrollment and Site Requirements .....	3.9-48
Table 3.9-9: Proposed and Existing Land Use Classifications – Sanitary Sewer Analysis.....	3.9-50
Table 3.9-10: Proposed and Existing Land Use Classifications – Domestic Water Analysis...3.9-54	
Table 3.9-11: Parks Acreage and Parks Ratio .....	3.9-67
Table 3.10-1: Typical Noise Levels.....	3.10-2
Table 3.10-2: Vibration Source Levels for Construction Equipment.....	3.10-6
Table 3.10-3: Guideline Vibration Damage Potential Threshold Criteria.....	3.10-7
Table 3.10-4: Guideline Vibration Annoyance Potential Criteria .....	3.10-7
Table 3.10-5: 2010 Traffic Data and Noise Levels.....	3.10-8
Table 3.10-6: Existing Noise Levels Along Union Pacific Railroad Track .....	3.10-14
Table 3.10-7: Short-Term Noise Measurements (2010) .....	3.10-18
Table 3.10-8: Long-Term Noise Measurements Results (April 15, 2010).....	3.10-19
Table 3.10-9: City of Visalia Noise Level Standards, dBA .....	3.10-22
Table 3.10-10: Typical Construction Noise Levels .....	3.10-24
Table 3.10-11: Comparison of 2030 Traffic Levels to Existing Noise Levels.....	3.10-26
Table 3.10-12: Transportation Noise Sources.....	3.10-33
Table 3.10-13: Stationary Noise Sources <sup>1</sup> .....	3.10-33
Table 3.11-1: Hazardous Materials Sites.....	3.11-3
Table 3.11-2: Solid Waste Facilities .....	3.11-6
Table 3.12-1: Sites Listed on the National Register of Historic Places.....	3.12-2

## Table of Contents

Table 4.2-1: Comparison of Key Characteristics; Existing, Alternatives, and Proposed General Plan .....	4-3
Table 4.3-1: Comparison of Land Use on Opportunity Sites by Alternative (Gross Acres) <sup>1</sup> ...	4-10
Table 4.3-2: Comparison of Daily Vehicle Miles Traveled by Speed for Alternatives and Proposed General Plan .....	4-13
Table 4.3-3. Estimated Mobile Source Emissions by Alternative (Tons per Year).....	4-15

*This page left intentionally blank*