

VISALIA GENERAL PLAN UPDATE

Review of Current General Plan Policies

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

CITY OF VISALIA | June 30, 2010

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PURPOSE OF THE REVIEW

The Visalia General Plan's nine Elements have been developed and updated piece by piece, ranging from 1974's Seismic Safety Element to 2009's Housing Element. The City is now in the early stages of undertaking a comprehensive update of its General Plan. A careful evaluation of the current Plan is an essential basis for identifying policies that should be preserved, and areas that need improvement.

Plan elements are generally composed of an analysis of existing conditions, projections of future conditions and needs, and a statement of goals, objectives, and policies. This review will focus on the current Plan's policies in terms of meeting legal requirements, as well as whether they should be adopted, revised, or deleted.

ROLE OF THE GENERAL PLAN

The General Plan should be a City's constitution for development; it should be comprehensive, long-range and internally consistent. It should establish clear policy direction for implementation and be useful in day-to-day decision-making. More specifically, the Plan should:

- Outline a long-range vision for the physical development of the community and strategies to achieve that vision;
- Establish a basis for judging whether development proposals and public projects are consistent with that vision;

- Provide direction to enhance the character of the community, preserve and enhance critical resources and minimize hazards;
- Provide a basis for establishing and prioritizing programs and regulations; and
- Provide a basis for continuing consultation with other public agencies.

While a General Plan is not a zoning ordinance or a Capital Improvement Program, it may be appropriate to include some detailed guidance on implementation. In other instances, it may also be appropriate to include policies that leave off at statements of support or encouragement for certain actions, where the role and discretion of the private sector is recognized. There is a tolerance for policies to range from relatively prescriptive to relatively flexible. In all cases, policy statements should be clear, unambiguous and internally consistent.

ORGANIZATION

Several key questions guided our review and analysis and helped shape our recommendations:

- Is the General Plan in conformance with the statutory requirements of California planning law?
- Is the Plan complete and internally consistent?
- Is the Plan clear and concise?

- Is the Plan effective in enabling the City to achieve the Plan’s vision?
- Is the Plan cognizant of the fiscal and economic implications of policies?
- Are Plan policies still relevant to current goals?

A summary discussion of our findings and recommendations for each of these questions follows. Our analysis is supported by two tables, included as appendices.

- Appendix A lists California Planning Law requirements, and notes on how these are satisfied by the current Visalia General Plan.
- Appendix B lists all of the General Plan policies, and our assessment of them in light of the comprehensive General Plan update.

KEY QUESTIONS

Question 1: Is the General Plan in Conformance With the Statutory Requirements of California Planning Law?

Visalia’s current Plan conforms with most of the legislative requirements for general plans. Deficiencies, summarized below, are mostly quite minor.

Requirements Applying to the Plan as a Whole

Environmental Justice

Since 2003, general plans are expected to identify how to incorporate environmental justice in the plan. Notably, general plans should:

- Equitably distribute new public facilities and services;
- Avoid overconcentration of uses that pose a significant hazard to health and safety;
- Avoid locating new schools and residents in proximity to uses that pose a significant hazard to health and safety; and
- Promote more livable communities by expanding opportunities for transit-oriented development.

With the exception of the Housing Element, Visalia’s General Plan is older than the statute, and does not address environmental justice. This will need to be remedied, by making sure that the State’s concerns for environmental justice are adequately and explicitly covered. That said, the Land Use and Conservation elements contain a number of policies which partly address three of the four objectives above. No policies were found which deal with overconcentration of hazardous uses.

Requirements for the Land Use Element

Statements of Building Intensity

Section 65302(a) requires that the Land Use Element include statements of population density and building intensity recommended for territory covered by the Plan. Neither use-based descriptors such as “neighborhood commercial” nor minimum lot size requirements are sufficient to satisfy the requirement for building intensity of proposed land use districts to be identified. Visalia’s non-residential land use designations are described in terms of use, site area, and scale, but building intensity is not defined. The General Plan update will need to address this.

Residential Density Reduction

Section 65863 prohibits any reduction of the residential density from that which was used in the adopted Housing Element, without substantial evidence that the reduction in density does not undercut the jurisdiction’s ability to accommodate its share of the regional housing need, as specified in the Housing Element.

The current Land Use Element sets aside just under 10 percent of residentially-designated land for multi-family housing. This represents an increase from the 1988 Element, but a slight decrease from the 1980 Element. Depending on when the Housing Element then in effect was adopted, the General Plan may or may not have complied with this requirement. Looking ahead, what is important is that when the Land Use Element is

updated in coming years, it maintains or increases residential density relied upon for the 2009 Housing Element.

Solid Waste Disposal Facilities

Section 65302(a) requires that the plan designate the proposed general distribution, location, and extent of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste facilities, and other categories of public and private uses of land. The current Land Use Element satisfies this requirement, with one exception: if there are solid waste handling facilities in the City, they are not identified.

Requirements for the Conservation Element

Urban Water Management Plan

Section 65302.2 mandates that upon the adoption or revision of a general plan, an urban water management plan be used as a source document. The current General Plan cites California Water Company for water use data, but does not refer to a water management plan. The Plan update must be sure to rely on and refer to the most recent urban water management plan.

Mineral Resources

Section 65302(d) specifies an element for conservation, development, and utilization of natural resources including local minerals. The current Conservation Element does not discuss mineral resources, except for a 1989 amendment directing the City to “add a policy stating that no mineral areas of regional or

statewide significance have been identified in the Visalia planning area to date.” The new Conservation Element should address this subject.

Requirements for the Noise Element

Measurement of Railroad-Generated Noise

Section 65302(f) requires identification and analysis of current and projected noise levels of a variety of noise generating sources, including railroads. The current General Plan’s list of noise measurement locations does not include a location chosen to measure railroad noise impacts. This should be corrected.

Requirements for the Safety Element

Geologic Risks

Section 65302(g) requires mapping of known seismic, other geologic, and fire hazards including identifying evacuation routes. While the current Safety Element includes maps of fire hazards, and refers to the Seismic Safety Element for seismic maps, other geologic risks (for example, soil expansion or subsidence) are not discussed or mapped. This is a shortcoming, and must be corrected.

Roadway Widths and Clearances

The same Section requires that minimum road widths and clearances be identified. The Safety Element includes a policy calling for the Fire Chief to evaluate road widths and clearances among other features of new development, but does not identify standards.

Requirements for the Seismic Safety Element

Policies, Not Policy Recommendations

Section 65302 provides that the general plan shall consist of a statement of development *policies*. Visalia’s Seismic Safety Element, minimally adapted from Tulare County’s, instead concludes with “policy recommendations.” This should be corrected.

Question 2: Is the General Plan Complete and Internally Consistent?

Completeness and internal consistency are important statutory requirements for general plans. Visalia’s current General Plan meets these two requirements.

Comprehensiveness

Section 65300 requires that all local governments adopt a “comprehensive, long-term general plan for the physical development of the county or city, and of the land outside its boundaries which in the planning agency’s judgment bears relation to its planning. Chartered cities shall adopt general plans containing the mandatory elements of Section 65302.” These mandatory elements are land use, circulation, housing, conservation, open space, noise, and safety. Visalia’s current General Plan contains all of these elements, as well as optional elements for historic preservation, scenic highways, recreation and parks. The Plan is comprehensive, with some shortcomings in terms of the substance of policies.

Internal Consistency

General plans are intended to be “integrated, internally consistent and compatible statements of policies,” as detailed in Section 65300.5. This is an important and somewhat difficult to define principle. A scan of Visalia’s current General Plan does not reveal any clear policy inconsistencies. References to this requirement in several Plan elements indicate that the principle of consistency was taken into account.

Question 3: Is the General Plan Clear and Concise?

Visalia’s General Plan as a whole is a bit uneven. While the Plan does a very good job in not having inconsistent policies, progress can be made in terms of clarity. Typical issues are illustrated by representative policies, below.

Duplicative Policies

Duplicative policies are relatively common in the current General Plan. In part, this is in the nature of planning and linkages between land use, transportation, environment, and so on. In these cases, the General Plan should seek to limit duplication as much as possible, for example by referring in one Element to implementing policies in another. The Plan can be tightened by removing the type of duplication seen in these Conservation, Open Space, Recreation and Parks Element policies:

1.1.2 Require all new private and public development projects to use water conserving plumbing fixtures, landscaping and irrigation systems.

1.1.11 Establish water conservation design standards for private development landscaping.

Policies That Duplicate Legal Requirements

There are also many instances of policies which duplicate legal requirements. These legal requirements may be addressed in the Plan narrative, but need not be General Plan policies. Here is an example from the Land Use Element:

5.2.7 Ensure that the City’s Capital Improvement Program is adequate to meet future growth and development needs in conformity with the goals, policies and objectives of the General Plan.

From the Conservation Element:

1.4.3 Require field surveys for endangered species and rare plants in accordance with state and federal guidelines for new development in areas with potential occurrences.

Redundant Policies

We use the term “redundant” to describe General Plan policies which should actually be achieved by the adoption of the General Plan itself, and policies which are more appropriately expressed as General Plan map designations.

Policies That Will Be Achieved by the General Plan Update Itself

If it is accomplished by the Plan, it doesn't need to be a General Plan policy to direct the City to act in the future. In following this principle, the Plan could be pared of a good number of policies. For example, the Circulation Element includes the following policies:

5.6.13 Investigate the feasibility of using existing railroads for rail passenger service. If such facilities are abandoned, explore their use for bike paths, pedestrian trails, and/or new or expanded roadways.

5.6.14 Prepare an inventory of roadway capacity on critical segments and intersections to adequately anticipate future impacts.

These are the very investigations and analysis upon which the Circulation Element should be based.

Policies More Appropriately Expressed as Map Designations

Similarly, the Land Use Element features policies which simply describe the act of designating land for certain uses on the Land Use Diagram—itsself an official policy tool.

3.5.5 Designate Convenience Centers for personal and convenience goods and services for nearby residential areas...

Policies With Excessive Detail

General Plan policies must strike the right balance between detail and generality. Overly detailed policies tend to bog down the Plan with specifics better left to implementation documents. (Too little detail tends to make policies ineffectual, and is discussed in the next section.)

There are many instances in which Visalia General Plan policies go too far in defining standards or processes. In the Circulation Element, for example, policy 5.1.4 requires that proposed developments make necessary offsite improvements if they generate traffic that will result in congestion (LOS D) or safety hazards. The policy goes the unnecessary next step:

Such improvements may be eligible for credit or reimbursement from traffic impact fees. In some cases, the development may be required to wait until financing for required offsite improvements is available. In other cases...

While the financing of offsite improvements is important to address, it can be done in the Plan narrative, or in implementing documents outside the General Plan.

Question 4: Is the Plan Effective in Enabling the City to Achieve the Plan's Vision?

A clear overall vision, highlighting the interrelationships of development, preservation, transportation, environmental stewardship, public service provision, and so on, is essential for a good general plan. However, for the plan to be effective, that

vision must be accompanied by implementing policies which are specific (without being overly burdened with detail – see above,) and robust.

Vague Policies

Policies that are too vague fail to provide meaningful direction. At best, policies should have benchmarks they aim to reach, and responsible parties who will take the lead. Visalia’s current general plan features many good policies, as well many that are really too vague to be put into action. For example, the Circulation Element’s policy to “promote maximum use of public transportation and ridesharing to reduce overall vehicular trips,” while appropriate in substance, does not provide any direction.

The Safety Element’s policy “to develop better standards for addressing buildings so as to assist emergency service personnel in locating structures in case of disaster” has nothing to say about what constitutes “better standards for addressing buildings.” It seems likely that if improvements have been made in enforcing building codes with an eye toward emergency access, it isn’t because of this policy.

Weak Policies

The current General Plan includes many policies that “encourage” certain actions. There may be a place for encouragement in the General Plan, but it should be considerably more limited. One land use policy encourages establishments to offer employee and customer incentives to

walk or bike; here, the policy concerns an area the City has no direct control over, and so encouragement may be appropriate. But how will the City encourage this behavior? Will there be incentives? The policy needs to be more specific, or to be dropped.

Land use policy 5.2.4 “promotes” the location of government offices in the Core Area. If it is the City’s policy to concentrate its own offices in the Core Area, the policy should be firm. If the City would like to see other government bodies (the County, the school district) locate in the center, *what* will the City do to make that happen?

Elsewhere, policies stop short of requiring actions when there is no good reason not to. The Circulation Element includes a policy to “approve and build streets using City of Visalia Design Standards as a guideline.” Why not use them as *standards*?

Question 5: Does the Plan Recognize Economic and Fiscal Implications of Policies?

The cost of pursuing General Plan policies should be a factor in determining whether they are the best means of producing intended benefits. Costs may be direct costs to the City, or costs in terms of having negative economic effects. Some policies in the current Plan should be revisited in this light. For example, the Land Use Element includes a policy to “develop a review process to assess environmental, transportation, energy, and economic impacts of proposed large-scale economic development on Visalia.” This sounds like a sound idea, but also

like a significant cost for the City to bear when there is an existing, required process, CEQA review.

In the Conservation, Open Space, Recreation and Parks Element, policy 3.1.1 calls on the City to “acquire land for parks and preserves in advance of urban growth and development. Some land may be acquired and left undeveloped until funding becomes available.” While it is true that advance acquisition may allow the City to buy before land values escalate, it is also true that open space can be paid for at the time of development with developer fees, rather than from the general fund.

Question 6: Are the Current General Plan’s Policies Still Relevant?

Some existing Plan policies are meant to be applied continuously, and while progress has been made, the policies should continue to guide decisions in the future. Other policies have fully achieved their aim, and do not belong in the comprehensively updated Plan. A third category of policies may no longer be favored, or are no longer appropriate, as challenges and opportunities have shifted. These policies should be updated or removed and replaced. Substantive consideration of Plan policies will be an ongoing part of the Update process. Following are some examples from our preliminary review.

Policies Whose Purposes Have Been Achieved

The Plan has many policies which are no longer needed because they have been fulfilled. These policies are as good a

demonstration as any of the current Plan’s effectiveness. For example, the Land Use Element calls on the City to:

- Designate a Historic Preservation Conversion zone district to preserve through office conversion in the Core Area (policy 3.6.1);
- Develop a Garden Office zone and apply it around Community Centers and along the north side of Highway 198 (policy 3.6.2);
- Develop a Business & Research Park Center zone (policy 3.6.3).

These have been accomplished in the years since the plan was adopted.

Policies That Should Be Updated as Warranted

The current General Plan includes a variety of policies specific to the Central Business District. The City’s goals for the CBD—its sustained viability as the professional and cultural center of Visalia, the introduction of more housing on underutilized sites—are likely to have changed little. However, the new General Plan needs to update its policies for the CBD and the larger Core Area to take into account the significant policy progress that has been made, and the change on the ground. For example, Land Use policy 3.2.3 reads

3.2.3 *Develop a Master Plan for the Central Business District around the Convention Center which encourages activities in the CBD, resolves existing parking deficiencies and provides for conversion of existing service commercial areas to retail, office and restaurant uses.*

The concerns and goals are probably still valid, but is the CBD and the Convention Center area still a priority for master planning?

In other cases, policies may be shifting significantly. Land Use policy 3.5.11 calls on the City to “maximize regional commercial uses along Mooney Boulevard from State Highway 198 to Packwood Creek.” In the years since, policy decisions facilitated major development of regional retail south of Packwood Creek. And now it is possible that the City will revisit its goals for the northern part of the corridor.

A certain view of the circulation system emphasizing classification and vehicle mobility underlies a series of policies in the current Circulation Element. If this view shifts in the comprehensive Plan update, a whole set of policies will need to be updated. The appropriate width and spacing of arterials (policy 1.1.10) and collectors (1.1.11); the appropriate minimum width of sidewalks (2.3.4), and the relationship between these streets and residential development (5.1.7), among others, are likely to be revisited.

The concept of a complete Visalia Parkway is prominent in the current Circulation Element (for example, policy 5.6.3: “develop and implement the Visalia Parkway to supplement the City’s arterial/collector grip and to be a community image feature.”) Does the City remain committed to this?

Policies For Which Current Status Needs to Be Clarified

General Plan policies promise many programs and actions. We need more information, in many cases, on whether and how successfully these programs have been implemented. The Land Use Element calls on the City to:

2.4.1 *Conserve water through the City’s Water Conservation Program. Create groundwater recharge basins as identified in the Storm Drainage Master Plan to reduce overdraft conditions; and*

2.4.5 *Control urban and storm water runoff, and point and non-point discharge of pollutants. Develop guidelines for control of pollutants from drainage and storm water runoff to protect conservation areas, park lands and waterways from contamination.*

The Storm Water Management Program has been updated since the Land Use Element was drafted. Has its approach to groundwater recharge basins changed? As part of that updated Storm Water Management Program, has the City developed guidelines to control discharge of pollutants? More review is necessary.

Staying on the theme of water resources, we also need more information on the City's progress toward establishing a liability agreement with water conservation districts and ditch companies related to public access and trail use and riparian corridor enhancement programs along selected creeks and ditches through the community (Conservation policy 1.2.2), and developing riparian planting and maintenance standards (1.4.10).

CONCLUSIONS

Visalia's current General Plan is substantially in conformance with Title 7 of the California Government Code, which governs local land use planning. The Plan is appropriately comprehensive, and its policies appear to be consistent – an achievement, given that each Element has been developed independently.

Significant improvement can be made in the update process to the General Plan's conciseness and clarity. There are an abundance of policies that duplicate one another, or restate legal requirements. In other cases, policies are included which restate direction given on the Land Use Diagram, or treat an action being accomplished by the General Plan itself as a policy.

Writing policies that balance are specific enough to be "actionable" yet not so detailed as to bog down the plan is a challenge. While the current General Plan has surely led to implementation of many good policies, there are others which fail to provide adequate direction or assign responsibility. These

policies must be sharpened. Similarly, policies which use passive directions like "encourage" should be limited to cases where the City truly does not have authority, and should be phrased to emphasize what actions such encouragement implies.

The updated General Plan is an opportunity to retire policies which have been achieved, to reaffirm policies which continue to guide actions, and to review and update policies against the backdrop of recent developments and current priorities.

NEXT STEPS

Comments by the General Plan Update Review Committee on Appendix B will help inform the development of General Plan policies as the planning process moves forward.

Appendix A: SUMMARY OF LEGAL ISSUES RELATING TO THE VISALIA GENERAL PLAN

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
In General	Section 65300 requires that each planning agency shall prepare and each legislative body shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of the land outside its boundaries which in the planning agency's judgment bears relation to its planning. Chartered cities shall adopt general plans containing the mandatory elements of Section 65302.	Twain Harte Homeowners Assn. v. County of Tuolumne, 138 Cal.App.3d 664 (1982) provides that the general plan must "substantially comply" with the requirements of the Government Code, and that "substantial compliance means actual compliance in respect to every reasonable objective of the Statute," as distinguished from mere technical imperfections of form. (Citing, Camp v. Board of Supervisors, 123 Cal.App.3d 334, 348 (1981)). OPR's General Plan Guidelines are advisory and not mandatory but they assist the court in determining compliance with general plan laws. (Twain Harte Homeowners Assn. v. County of Tuolumne, supra) Kings County Farm Bureau v. City of Hanford 221 Cal. App. 3d 692 (1990) provides that the lack of a mandatory element invalidates a general plan if the missing element is directly involved in a project under review.	General Plan has all 7 mandatory elements, and 2 additional elements.
In General	Section 65300.5 delineates the legislature's intent that the "plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies"	Sierra Club v. Board of Supervisors of Kern County, 126 Cal.App.3d 698 (1981) provides that the concept of internal consistency, as used in California planning law, means that no policy conflicts exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. A charter city's general plan must be internally consistent. Garat v. City of Riverside, 2 CA4th 259, 3 CR2d 504 (1991) Federation of Hillside & Canyon Assns. v. City of Los Angeles 126 Cal.App.4th 1180, -- Cal.Rptr.3d (2004), found that a court cannot disturb a general plan based on violation of the internal consistency and correlation requirements unless, based on the evidence before the city council, a reasonable person could not conclude that the plan is internally consistent or correlative. (Cf. A Local & Regional Monitor v. City of Los Angeles (1993) 16 Cal.App.4th 630, 648.) [126 Cal.App.4th 1196] The statute requires the general plan to be internally consistent, but not necessarily with the objectives of the various elements within the general plan. Cadiz Land Co. v. Rail Cycle, LP 83 CA4th 74, 115, 99 CR2d 378 (2000)	No clear policy inconsistencies are apparent. There is some tension between policies. Land Use Element includes Policy 8.1.5: "Ensure consistency between the Land Use Element map and text as well as among other General Plan Elements." Circulation, Noise, and Seismic Safety Elements include sections detailing "relationship to other General Plan elements," or "General Plan consistency." Historic Preservation and Housing elements detail existing General Plan policies. Conservation, Open Space, Recreation and Parks; Safety; and Scenic Highways Elements may be considered weak in terms of ensuring consistency with other elements.

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
In General	Section 65300.7 provides that, due to the diversity of the state's communities and their residents, implementation of statutory requirements should "accommodate local conditions and circumstances, while meeting its minimum requirements."	Generally, courts have ignored this language in determining a plan's compliance with statutory requirements. The statutory language implies, however, that the Legislature intended to encourage periodic review of changed conditions and circumstances. "A city is not required to periodically revise its general plan other than its housing element.... [fn28] This conclusion does not preclude a court from looking at the results of a public entity's failure to update its entire plan or any parts thereof, i.e., the failure to update a plan and/or its parts may cause a general plan or mandatory element to not be in compliance with the statutory requirements ("legally inadequate") which, in turn, if properly challenged in a timely manner, may subject the entity to an attack on its validity pursuant to those proceedings provided in section 65750 et seq." <i>Garat v. City of Riverside</i> , 2 CA4th 259, 3 CR2d 504 (1991).	No apparent issues.
In General	Section 65301 provides that the general plan may be adopted in any format, as a single document or group of documents, with specificity of each element reflecting local conditions and circumstances, except in regard to the mandatory housing element of Section 65302(c), which must be strictly adhered to. The legislative body may adopt all or part of a plan of another public agency if the plan of the other agency is sufficiently detailed and its contents are appropriate.	Kings County provides that documents outside of the City's general plan cannot be considered if the plan does not make specific reference to them.	The Visalia General Plan Elements have been updated and adopted separately. The Tulare County Safety Element and Tulare County Seismic Safety Element were adopted by the City of Visalia as Plan elements in 1974 and 1975, with certain substituted recommendations.
	Section 65302 provides that the general plan shall consist of a statement of development policies and shall include diagrams and text setting forth objectives, principles, standards, and plan proposals.	A parcel-specific map is not required, only a diagram of general locations illustrating the plan's policies. (Attorney General Opinion No. 83-804, March 7, 1984)	The General Plan has goals, objectives, and implementing policies. In some cases, there are only two levels—goals and policies. The Seismic Safety Element has "policy recommendations" rather than policies.

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	<p>Pursuant to Section 65040.12, the General Plan Guidelines identify methods to incorporate environmental justice in the general plan including:</p> <ul style="list-style-type: none"> Equitable distribution of new public facilities and services; Avoiding overconcentration of uses that pose a significant hazard to health and safety; Avoiding location of new schools and residences in proximity to industrial facilities and uses that pose a significant hazard to health and safety; Promoting more livable communities by expanding opportunities for transit-oriented development. 		<p>Environmental justice is not specifically identified as an issue in any current General Plan element. However, the General Plan includes several policies that partly address three of the four stated objectives of Section 65040.12 are addressed by General Plan policies:</p> <p>Land Use Element:</p> <ul style="list-style-type: none"> 1.1.5 Develop land use and site design measures for areas adjacent to high-voltage power facilities. 1.1.13 Utilize schools, parks and community facilities as central activity places for residential neighborhoods. 2.3.3 Locate transit facilities near areas of high employment density and high housing density to facilitate access and reduce vehicle work trips. 4.1.6 Develop design measures to buffer residential development from non-residential land uses. 4.1.9 Encourage higher density residential development near employment centers, commercial development and parks. <p>Conservation, Open Space, Rec & Parks Element:</p> <ul style="list-style-type: none"> 3.4.2 Develop a community-wide trail and bikeway links along selected planning area waterways and roadways... 4.1.1 Provide at least one community center in each of the City's four neighborhood quadrants.
In General	Section 65302.2 mandates that upon the adoption or revision of a city or county's general plan, an urban water management plan be used as a source document.		The current General Plan does not refer to an Urban Water Management Plan. Land Use Element and Conservation, Open Space, Recreation & Parks Element cite California Water Co. for water use data. Latter element includes several water-related policies.
	Section 65302.3 mandates that general plans be consistent with local airport land use plans per Public Utilities Code Section 21675.		General Plan Land Use element has objective to "Design a land use plan and development regulations which ensure the long-term viability of the Visalia Municipal Airport," and policy 7.2.2 Coordinate airport area development proposals with the Tulare County Airport Land Use Commission...
In General	Section 65352 requires cities and counties before adopting or substantially amending a general plan to refer the proposed action to the following entities: Any city, county or special district within the abutting		Not known.

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	<p>area that may be significantly affected by the proposed action;</p> <p>Any K-12 school or school district within the area covered by the proposed action;</p> <p>The local agency formation commission;</p> <p>The areawide planning agency;</p> <p>Any federal agency if its lands within the jurisdiction may be affected by the action;</p> <p>US Armed Forces if within 1,000 feet of a military installation, within special use airspace, or beneath low-level flight path;</p> <p>Any public water system with 3,000 or more connections that serves customers within the area;</p> <p>Any California Native American tribes on the Native American Heritage Commission's contact list with traditional lands within the city or county's jurisdiction;</p> <p>The Central Valley Flood Protection Board if within the Sacramento and San Joaquin Drainage District.</p>		
<p>Land Use Element</p>	<p>Section 65302(a) requires that the plan designate the proposed general distribution, location, and extent of the uses of land for housing, business, industry, open space (including agricultural, natural resources, and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.</p>	<p><i>Concerned Citizens of Calaveras County v. Board of Supervisors of Calaveras County</i>, 166 Cal.App.3d 90 (1985) states that "'proposed' means intended uses rather than actual uses."</p> <p><i>Concerned Citizens</i> specifically provides that only future, not existing, solid waste disposal sites be identified in the plan.</p> <p><i>United Outdoor Advertising Co. v. Business, Transportation and Housing Agency</i>, 44 Cal. 3d 242 (1988) found that using a circle to designate a community did not adequately delineate a well-defined geographic area. However, a county plan that contains a generalized land use map and delegates specific land use interpretations to community plans complies with the statute. <i>Las Virgenes Homeowners Association v. Los Angeles County</i> 177 Cal.App.3d 310 (1986)</p> <p>The land use element must include designations for lands within a city's sphere of influence but outside its boundaries and rezoning of these lands must be consistent with the general plan. <i>City of Irvine v Irvine Citizens Against Dev.</i> 25 CA4th 868, 879, 30 CR2d 797 (1994).</p> <p><i>Hernandez v. City of Encinitas</i> 28 CA 4th 1048, 33 CR2d 875</p>	<p>The Plan identifies existing Waste Water Treatment Plant, and planned expansions. No solid waste disposal facilities are identified.</p>

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
		<p>(1994) found that a land use element expressing a desire to preserve the residential character of the community was not inconsistent with a housing element policy encouraging a wide range of housing because the general plan included adequate land uses that provided for a variety of housing needs.</p> <p>A land use designation was inconsistent with other portions of the land use element that allowed the designated land use only when the land was adjacent to land designated for certain other land use categories.</p> <p><i>Families Unafraid to Uphold Rural El Dorado County v Board of Supervisors</i> 62 CA4th 1332, 74 CR2d 1 (1998)</p>	
Land Use Element	<p>Section 65302(a) requires that the land use element include statements of population density and building intensity recommended for territory covered by the plan.</p>	<p><i>Twain Harte Homeowners Assn. v. Tuolumne County</i>, 138 Cal.App.3d 664 (1982) holds that quantifiable standards of population density must be provided for each land use category contained in the plan. Population density may not be defined in dwellings per acre, unless a basis of correlation between dwellings/acre and people/acre is defined in the plan. Population density requirements might apply to both residential and non-residential land uses.</p> <p><i>Twain Harte</i> also provides that intensity standards be defined for each of the land use categories contained in the plan; intensity standards may not be synonymous with population density; and intensity standards may not simply employ general use captions such as "neighborhood-commercial" or "service-industrial." Minimum lot size requirements are insufficient intensity standards because height and size limitations and restrictions on the types of buildings and their uses are needed.</p>	<p>The Land Use Designation Summary (in Chapter 1) describes each designation on the Land Use Map. Density ranges for residential designations are provided in units per acre and persons per acre. Non-residential designations are described in terms of uses, site area, and scale. Building intensity is not specifically defined.</p>
	<p>Section 65302(a) requires identification of areas subject to flooding (reviewed annually).</p>		<p>The Land Use Element includes map of Flood Prone Areas.</p> <p>Conservation, Open Space, Recreation & Parks Element also includes a figure illustrating flooding and drainage characteristics in the planning area.</p>

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	<p>Section 65302(a) also requires that in a land use category that provides for timber production, that those parcels comply with the California Timberland Productivity Act of 1982.</p> <p>The land uses category should also consider the impact of new growth on military readiness activities to be carried out on military bases.</p>		N/A
Land Use Element	<p>Section 65863 prohibits any reduction of the residential density to a lower residential density that is below the density that was used by the Department of Housing and Community Development in determining compliance with housing element law without written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and the jurisdiction's share of the regional housing need, as specified.</p>		<p>The current Land Use Element designates 16,056 acres for residential use within the 2020 Urban Development Boundary, of which 1,586 acres are for multi-family development (9.9 percent.) This represents an increase from the 1988 Element, which provided only 6.4 percent of residential land for multi-family use, but a decrease from the 1980 Element, which provided 11.3 percent of residential land for multi-family use.</p> <p>Whether the current General Plan amounted to an overall decrease in density from the HCD-approved Housing Element depends on when the Housing Element was last updated before the current General Plan.</p> <p>In any case, the General Plan has not been revised since the most recent Housing Element (2009) which is based on current General Plan land use designations.</p>
Circulation Element	<p>Section 65302(b) (1) requires that the circulation element consist of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports and other public utilities and facilities.</p>		<p>Element states this requirement, and fulfills it with regard to thoroughfares.</p> <p>Visalia does not have the other facilities noted in this requirement.</p>

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	<p>Section 65302(b) (1) mandates that existing and proposed circulation elements be correlated with the land use element of the general plan.</p>	<p>Concerned Citizens (pp. 100-103) holds that the road system proposed in the circulation element must be "closely, systematically, and reciprocally related to the land element of the plan." The general plan cannot identify shortcomings in the circulation system, report that no remedy exists, and then claim it correlates with a land use element which calls for population increases. The land use element must discuss potentially inadequate roads and contain "proposals" to restrict growth if the road system is overwhelmed. A standard should be adopted to restrict development if roads become inadequate. A "proposal" to lobby for increased funds to cope with identified problems associated with anticipated development is insufficient.</p> <p>Twain Harte (p. 700) provides that the circulation element must discuss changes on the demands on various roadways as the result of changes in uses of land resulting from implementation of the plan.</p>	<p>The introduction calls out this requirement, and fulfills it with policies.</p> <p>Policy 1.1.1: utilize the Circulation Element Map to identify the facilities and level of access necessary to serve the specific existing and proposed land uses designated in the General Plan Land Use Element and to satisfy other regional travel needs.”</p> <p>Policy 1.1.3 defines standard of LOS “D” for arterials and collectors.</p> <p>5.1.4 Require that proposed developments make necessary offsite 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 periods...</p>
<p>Circulation Element</p>	<p>Section 65302 (b) (2) requires that any circulation element that is substantially revised after January 1, 2011 must plan for a transportation network that meets the needs of all types of users, not just motorists, including bicyclists, children, persons with disabilities, pedestrians, public transit users, and seniors.</p>		<p>Current Circulation Element includes bikeway policies, policies to encourage pedestrian accessibility, and a policy to “give high priority to public transportation systems... responsive to the needs to commuters, the elderly, persons with disabilities, the youth, and low-income citizens.”</p> <p>This is probably not balanced enough or specific enough to satisfy requirement.</p>
<p>Conservation Element</p>	<p>Section 65302(d) specifies an element for conservation, development, and utilization of natural resources including, among other resources, local minerals, the management of which is discussed in the Public Resources Code, at sections 2762-4. The General Plan must also address hydraulic force, forests, soils, rivers, harbors, fisheries and wildlife.</p> <p>The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations.</p> <p>Aspects dealing with water must be developed in coordination with any countywide, district, or city agencies responsible for water issues. Coordination shall include the discussion and evaluation of any water</p>	<p>An initiative that made existing open space and agricultural land subject to a resource management plan is not internally inconsistent because both policies sought to preserve open space lands and to minimize the effects of future development on open space and environmental qualities. <i>Shea Homes Ltd. Partnership v. County of Alameda 110 CA4th 1246, 1271, 2 CR3d 739 (2003)</i></p>	<p>Conservation Element contains policies to conserve water by a variety of means, and to facilitate groundwater recharge.</p> <p>The element includes policies to maintain riparian habitat along St. Johns River, and setbacks along creek corridors, and to design selected storm water ponds to serve dual role as habitat.</p> <p>Policies also call for preservation of Valley Oaks, and existing conditions text notes that these are the primary forest resource in Visalia.</p> <p>Element discusses rich soils around Visalia, and includes policies for conservation of agricultural land in and around the City.</p> <p>Pacifica does not have hydraulic resources, harbor, fisheries, etc.</p>

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	supply and demand information in the urban water management plan and other information submitted by the water agency that is described in Section 65352.5. Other aspects of the element are optional.		No mention of mineral resources; their presence is not known. Water supply and demand is noted only in passing, and there is no discussion of coordination with other agencies/organizations, and no mention of urban water management plan.
Open Space Element	Section 65302(e) mandates compliance with Article 10.5 (Section 65560 et seq.) which requires adoption of a plan for comprehensive and long range preservation and conservation of open space, containing an action program consisting of specific programs to be pursued in implementing the open space plan. Any action affecting open space must be consistent with the local open space plan.	<i>Save El Toro Assn. v. Days</i> , 74 Cal. App. 3d 64 (1977), requires presence of an open space land inventory as an implied prerequisite to adoption of an open space plan; with no plan, no building permits or zoning ordinances may be approved. <i>Sierra Club v. Kern County</i> , 126 Cal. App. 3d 698 (1981), holds that the open space element has equal legal standing to all other elements of the general plan, and therefore it cannot be subordinated through use of a "takes precedence" clause contained in the land use element. An initiative that made existing open space and agricultural land subject to a resource management plan is not internally inconsistent because both policies sought to preserve open space lands and to minimize the effects of future development on open space and environmental qualities. <i>Shea Homes Ltd. Partnership v. County of Alameda</i> 110 CA4th 1246, 1271, 2 CR3d 739 (2003)	The element includes explicit standards for types of open space and park land; policies to bring the amount of park land into compliance with adopted standards; and specific implementing policies ("action programs").
Noise Element	Section 65302(f) requires an identification and analysis/ <u>quantification</u> (to the extent practicable) of current and projected <u>noise levels</u> of: Highways and freeways Primary arterials and major local streets Railroads and rapid transit Airports Local industrial plants	<i>Camp</i> (p. 352) provides that a noise element not quantifying noise levels in the required technical nomenclature (CNEL, Ldn); not inventorying current and expected noise contours, and not supported by monitoring data is invalid.	Noise measurement at locations impacted by traffic on arterials and highways; local industrial plants; and the airport are featured. No measurement locations impacted by railroad are identified.
Noise Element	Noise "contours" derived from all of these (above) sources must be shown using <u>CNEL</u> or <u>Ldn</u> measurements. Contours must be prepared on the basis of noise modeling techniques.		Noise Element features existing and future noise contours in CNEL format.

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
	Noise contours must be used as a guide to establish a land use pattern which minimizes excessive noise exposure for community residents.	<i>Neighborhood Action Group</i> provides that a quantitative inventory of existing noise must be compared to that added by a particular project and measured against the policy statements and standards required in the general plan.	1.2 New residential development or other noise sensitive uses shall be avoided in noise impacted areas unless effective mitigation measures are incorporated... 1.3 New development of industrial, commercial, or other noise generating land uses (including roadways, railroads and airports) should be discouraged if resulting noise levels exceed 65 dB Ldn (or CNEL) at the boundary areas of planned residential or other noise sensitive uses.
	The element must contain implementation measures and possible solutions to existing and foreseeable noise problems.		Yes. City review is required, and acoustical analysis under certain circumstances.
	The noise element should serve as a guideline for compliance with State noise insulation standards.		Not noted in Noise Element.
Safety Element	Section 65302(g) requires mapping of known seismic, other geologic, and fire hazards, including identifying evacuation routes, peakload water requirements, and minimum road widths and clearances.	This element has not been the subject of review since the Safety and Seismic Elements were combined in 1985. Prior to that, the court in <i>Neighborhood Action Group v. County of Calaveras</i> , 156 Cal. App. 3d 1176, 203 Cal. Rptr. 401 (1984) held that a permit could not be invalidated due to inconsistency of the safety element unless the permit was related to that element.	Element includes maps of Fire Hazard areas and Major Industrial Facilities that pose fire hazards, at County scale. It also refers to the Seismic hazard map in Seismic Safety Element. Evacuation routes are identified, but not mapped. Other geologic risks (e.g. soil-related) are not discussed. County requirements for availability of water for fire suppression are discussed, but not as policy. Minimum road widths and clearances are noted as among the areas which Fire Chief should evaluate concerning proposed development.

Subject	Statutory Requirement per California Govt. Code (West 1983 & Supp. 1991)	Judicial Standard	Visalia General Plan
Safety Element	Section 65302.5 requires cities and counties to submit a draft of the safety element or amendment and any technical studies to the Division of Mines and Geology. Counties that include state responsibility areas and cities or counties that contain a very high fire hazard severity zone must submit a draft of the safety element to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county. In 1989, the California legislature amended the Safety Element of the statute to require cities to consult the Division of Mines and Geology of the Department of Conservation and the Office of Emergency Services prior to preparing or revising its Safety Element. The city legislature must consider the Division's findings in adopting a general plan.		Not known whether draft was submitted to Division of Mines and Geology. No Very High Fire Severity Zone in Visalia.
	A city may adopt a county's safety element if it is sufficiently detailed and contains appropriate policies and programs.	Not applicable.	Visalia adopted County Safety Element, with revised policies.

Appendix B: EXISTING GENERAL PLAN POLICY REVIEW (✓ : Keep ? : Review X : Delete)

Policy		Status	Comments
LAND USE PLAN ELEMENT			
Goal I: Preserve and Enhance Visalia’s Unique Character			
I.1 Community Identity			
<i>Objectives</i>			
A	Maintain and enhance Visalia’s physical diversity, visual qualities and small-town characteristics.	✓	In the Downtown and other core areas, details will be specified.
B	Strive to keep Visalia separate and distinct from nearby communities.	✓	Reword to “Maintain Visalia as a separate...”
C	Maintain the Core Area (Mooney Blvd. to Ben Maddox Way and Houston Ave. to Tulare Ave.) as the City’s geographic center.	?	Review policy and boundaries.
D	Maintain the Business District (CBD) (Conyer St. to Tipton and Murray St. to Mineral King Ave, including the Court-Locust corridor to the Lincoln Oval area) as Visalia traditional, medial, professional government, and cultural center. New uses and services should be directed to the CBD to the extent practicable.	?	Review boundaries and appropriate uses.
	Pursue greenbelts (half mile wide) between Visalia and other communities		The General Plan will need to define objectives of the greenbelt (ag preservation? Community separator?) and established policies.
<i>Implementing Policies</i>			
I.1.1	Promote the development and implementation of special districts and master plan area like the Medical District Master Plan, historic preservation district and redevelopment project area, within the Core Area to preserve and enhance the historic prominence and integrity of this area.	✓	
I.1.2	Emphasize pedestrian amenities in the Core Area including landscaped open space areas, street furniture, lighting, and signage.	✓	
I.1.3	Restore and enhance Mill Creek through the CBD.	✓	
I.1.4	Work with utilities and transportation companies to landscape power line and railroad right-of-ways throughout the community and to underground utilities and abandoned railroad spurs where possible.	✓	Revise. Abandoned RR spurs may be needed for future light rail.
I.1.5	Develop land use and site design measures for areas adjacent to high-voltage power facilities.	?	Integrate into Land Use Diagram. Policies on site design around power facilities do make sense and must be flexible, specific site design measures are not practical.
I.1.6	Develop a CBD land use designation and assign zoning districts using the 1980 Downtown Framework Plan, redevelopment plans and historic district plans.	X	Delete or update to include East Downtown. Determine whether to create a CBD designation (and if so its boundaries) or apply existing/proposed land uses
I.1.7	Preserve established and distinctive neighborhoods throughout the City.	✓	Define how to achieve.
I.1.8	Encourage comprehensively planned new residential development in our near the downtown, including single family, multi family and housing for special populations.	?	Integrate into Land Use Diagram.

Policy		Status	Comments
1.1.9	Propose development of the Core Area and Community Centers with commercial services, public facilities (schools, community parks), offices and employment to serve as activity centers and to minimize vehicle miles traveled.	?	Update to include East Downtown, and define community centers. Neighborhood and convenience centers should be small “village” centers.
1.1.10	Develop a City-wide street tree and landscape master plan to delineate neighborhoods, master and specific plan areas.	✓	Not done. The City needs better standards by area.
1.1.11	Develop scenic entryways (gateways) and roadway corridors into the City through special setback and landscape standards, open space and park development, and/or land use designations.	✓	Not done except for the West Hwy 198 Corridor directive from City Council which should be completed in time to be included in the General Plan Update. Need to review list and develop standards, including reduced signage.
1.1.12	Develop special lighting, landscaping, signage, and land for treatments for the Visalia Parkway as a common design element.	✗	The Visalia Parkway concept has been abandoned.
1.1.13	Utilize schools, parks and community facilities as central activity places for residential neighborhoods.	?	Integrate into Land Use Diagram and revise to describe policy for community and education facilities [e.g. joint use? programming?]
1.1.14	Update the zoning ordinance and other regulatory measures to implement the neighborhood and community design goals of this element.	✗	Delete or revise to prepare design standards for the ZO, consistent with community design goals.
1.1.15	Develop zoning ordinance requirements to provide for parking lot shading through tree plantings to avoid “heat islands,” promote energy conservation.	✓	Existing tree standards missing or ineffective. Need long-term tree maintenance standards.
1.1.16	Minimize visual impact of development through various design techniques such a building orientation, and landscaping depth and density. Improve parking lot landscaping standards to minimize the visual impact of large expanses of asphalt and structural form, to enhance and promote natural characteristics compatible with urban form and to minimize heat gain.	✗	Vague, too generic. [Provide recommendations for pedestrian-scaled building massing, etc.]
1.1.17	Encourage better site design by retaining native trees as landscape elements and for shading.	✗	Reword, “Where possible through the SPR process, retain...”
1.1.18	Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.	✗	Integrate into map-based policies and design standards.
Goal 2: Improve The Quality Of Air, Land, Water and Plant And Animal Life in The Visalia Planning Area			
2.1 Preservation of Natural Features			
<i>Objectives</i>			
A	Preserve and enhance natural and rural features such as waterways, Valley Oaks, and agriculture as significant assets and community resources	✓	
<i>Implementing Policies</i>			
2.1.1	Preserve selected waterways as identified in the Conservation, Open Space, Recreation & Parks Element for flood protection, irrigation water conveyance, riparian habitat, and open space, where possible, for active and passive outdoor recreation	✓	Need to consolidate policies into one umbrella document—currently there are too many documents.

Policy		Status	Comments
2.1.2	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	✓	
2.1.3	Expand the Conservation, Open Space, Recreation & Parks Element to incorporate the entire urban area proposed by the Land Use Element update, and implement its provisions	✗	Will be done in the General Plan Update.
2.1.4	Significant stands of Valley Oaks woodlands should be protected from further development. The oak woodland area south of Cameron Creek shall be designated “Conservation” and roadways shall be realigned in the area to avoid this property. In addition, revise implementation policies with the Conservation, Open Space, Recreation & Parks Element to specifically include this property and provide for its restoration.	?	Too much detail for a policy, but provides direct input for the ZO or COSRP Element. [The General Plan can provide more general policy, but include as implementation action?]
2.1.5	Develop an East Highway 198 Specific Plan for the east end of Highway 198 to enhance the scenic quality of the east entrance and corridor and balance the scenic qualities on both ends of Highway 198	?	Policy direction will be done in the General Plan Update.
2.1.6	Encourage the incorporation of native trees in street and site landscaping designs where appropriate to preserve Visalia’s character.	✓	Reword, “Require and create a list of...”
2.1.7	Utilize the Visalia planning area’s natural and rural landscape elements and man-made features (major roadways, airport) as community edges to buffer dissimilar uses and separate Visalia from its surrounding communities.	✓	Integrate into Land Use Diagram rather than defer. Update to include greenbelts.
2.2 Resource Conservation <i>I think much of what’s in here will be covered by the new EIR</i>			
<i>Objectives</i>			
A	Promote development and public resource management practices which will result in resource conservation	✓	Reword, “Promote and require where appropriate...”
<i>Implementing Policies</i>			
2.2.1	Require new developments to incorporate flood water detention basins into project designs where consistent with the Storm Drainage Master Plan. Large basins shall serve as wetland habitat for extended periods where appropriate.	✓	Revise to integrate detention basis as dual use: for flooding and public access as park.
2.2.2	Require site specific archeological assessments at the time of filing of development plans for sites suspected of being archeologically significant or of concern.	✓	Describe the meaning of “suspected of being” [maybe add “...by cultural resource surveys”]
2.2.3	Promote the preservation of cultural resources consistent with the policies and goals of the Conservation, Open Space, Recreation and Parks Element, Housing Element, and the Historic Preservation Element.	✓	
2.2.4	A management plan shall be prepared for areas designated as Conservation and the Regional Park in order to take advantage of opportunities for habitat enhancement, urban forest development and resource conservation.	?	Status still to be determined; likely not completed.
2.2.5	Promote solid waste recycling to conserve limited natural resources.	✓	
2.2.6	Develop guidelines for hazardous wastes disposal through the Hazardous Waste Management Element.	✓	Not completed.

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Policy		Status	Comments
2.2.7	Develop incentive programs for developments that demonstrate sound energy conservation design and/or construction.	✓	Being done with AARA and CDBG grant funding .
2.2.8	Encourage public and private development of alternative energy sources to reduce reliance on conventional electrical and petroleum sources.	?	More specific requirements can be established if City wants them. Reword, "Prepare a list of various opportunities and process for..."
2.2.9	Require new development projects of alternative energy sources to reduce habitat of sensitive plant and animal species known to occur on this site.	?	Implementation detail - handle separately or in commentary; seems map-related.
2.2.10	Prior to issuance of a building permit for property undergoing a change of use, the City shall require submission of a Phase I environmental site assessment ...	✗	Recommend deleting. This is not done as routine practice.
2.3 Improve the Quality of Air in the City of Visalia and its Air Basin			
<i>Objectives</i>			
A	Promote development and resource management practices with will enhance air quality.	✓	
<i>Implementing Policies</i>			
2.3.1	Coordinate with the Tulare County Agricultural Commissioner's Office TCAPCD and CARB to determine the health risk impacts of aerial spraying and to determine the need and feasibility of buffer zones.	?	Current status unknown. The Agricultural Commission has been unresponsive to City inquires.
2.3.2	Encourage projects which incorporate mixed land uses.	✗	Vague, too generic. Need to determine appropriate locations.
2.3.3	Locate transit facilities near areas of high employment density and high housing density to facilitate access and reduce vehicle work trips.	✗	Vague, too generic. Need to address basic land use pattern.
2.3.4	Encourage a balance between jobs and a good mix of dwelling units within each quadrant of the community to minimize vehicle miles traveled.	✗	Integrate concept of balance into the Land Use Diagram, rather than as a vague planning concept.
2.3.5	Promote a distribution of land uses which minimizes air pollutant emissions.	✗	Vague, too generic. Describe how this will be done [e.g. co-location, mixed use, village centers, compact form]
2.3.6	Coordinate with the TCAPCD to develop Significance Thresholds and evaluation procedures to assess the air quality impacts of specific development projects.	✓	SJVAPCD has done this. Staff say thresholds are needed.
2.3.7	Coordinate with the Tulare County Air Pollution Control District (TCAPCD) to develop a trip reduction ordinance to implement the California Clean Air Act.	✓	SJVAPCD has done this. Update as warranted.
2.3.8	Encourage establishments to offer employee and customer incentives to utilize pedestrian and bicycle modes of transportation.	✗	Vague, too generic. Avoid use of "encourage" in policies.
2.3.9	Discourage the provision of drive-through facilities which increase the idling of car engines and resulting carbon monoxide concentrations.	?	Clarify or remove.
2.3.10	Encourage large employment centers such as business parks to provide on-site services including, but not limited to, day care, food service, banking and recreation facilities, to reduce the number of necessary vehicle trips during the work day.	✗	Offer a percent reduction in fees if significant on-site services are provided [or at least space for those services?] Must be clear about standards.

Policy		Status	Comments
2.3.11	Continue to work in conjunction with State and Local air quality management agencies and groups to put in place additional Transportation Control Measures (TCMs) which will reduce vehicle travel and improve air quality.	?	Need to revise.
2.4 Enhance Water Quality and Conserve Water Resources			
<i>Objectives</i>			
A	Promote development and resource management practices which enhance water quality and minimizes the impact of development on scarce water resources.	✓	
<i>Implementing Policies</i>			
2.4.1	Conserve water through the City's Water Conservation Program. Create groundwater recharge basins as identified in the Storm Drainage Master Plan to reduce overdraft conditions.	✓	Adopted and in process ongoing
2.4.2	Development shall not occur unless water supplies are available to adequately serve the project...	✓	
2.4.3	The City shall require water meters for new residential development.	✓	Completed
2.4.4	The City should investigate a program of water meter retrofit on any unmetered development. The City shall require the installation of water meters where existing water service improvements make such installation cost effective (e.g., existing meter box and hookup).	✓	Completed/underway
2.4.5	Control urban and storm water runoff, and point and non-point discharge of pollutants. Develop guidelines for control of pollutants from drainage and storm water runoff to protect conservation areas, park lands and waterways from contamination.	✓	Done
2.4.6	The City should consider participation in the commission of a study to determine the safe yield of the locally affected groundwater reservoir and adopt policies accordingly.	?	Should be a community stormwater and sustainability plan.
2.5 Environmental Coordination and Administration			
<i>Objectives</i>			
A	Develop an effective environmental compliance administrative system.	✓	City has project MMPs, but this is not done on program level.
<i>Implementing Policies</i>			
2.5.1	Update the City's CEQA review process...	✗	Declarative of a legal requirement; not needed.
2.5.2	Promote the development of programs which serve to endure compliance with the environmental goals, objectives and policies of the City's CEQA guidelines and the General Plan.	?	City needs to establish thresholds of significance.
Goal 3: Diversify And Improve the Visalia Planning Area's Economy			
3.1 Employment and Population Growth			
<i>Objectives</i>			
A	Maintain Visalia's role as the regional commercial and industrial center for Tulare, Kings and southern Fresno counties.	✓	
B	Promote diversity in Visalia's economic base to increase the stability of jobs and fiscal revenues.	✓	
C	Enhance the City's sales tax revenues by maintaining and improving Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community.	✓	Describe how.

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D	Maintain a circulation system which is consistent with the Land Use Element and Map.	X	Declarative of a legal requirement; not needed.
<i>Implementing Policies</i>			
3.1.1	Continue to coordinate City planning activities, economic development and activates of regional significance with Tulare County.	✓	
3.1.2	Develop a review process to assess environmental, transportation, energy, and economic impacts of proposed large-scale economic development on Visalia.	?	May not make fiscal sense to have a separate process, given CEQA.
3.1.3	Accommodate a variety of industrial and commercial activities.	?	Describe how.
3.1.4	Annually monitor the adequacy of City economic development efforts and effects of economic activity on the Visalia planning area	✓	
3.1.5	Encourage new and existing business and industry that will employ Visalians.	✓	Revise to declare that the City will identify and capture emerging markets and technologies to enhance our economic and job base.
3.1.6	Use redevelopment to implement community development goals and objectives.	X	Vague, too generic.
3.1.7	Encourage the California Department of Transportation to provide additional signage to the City of Visalia and its businesses from State Highways.	?	Be specific; (e.g. Plaza and Road 152. Signs for travelers: hotel, food, gas)
3.2 Visitor and Conference Activities			
<i>Objectives</i>			
A	Encourage tourism and conference activities as part of Visalia's economic base.	✓	Avoid use of "encourage" in policies
<i>Implementing Policies</i>			
3.2.1	Continue to work with the Chamber of Commerce, Tulare County, and other organizations to promote tourism in Visalia.	X	This could be an objective instead of a policy.
3.2.2	Ensure high-quality commercial development at State Highways 198 and Plaza Drive in conjunction with a Business Research Park through enforcement of the West Visalia Specific Plan's design and development standards. These land uses shall be master planned and developed in conformity with the West Visalia Specific Plan.	✓	City has been doing cleanup of zoning and design code items. Question of mix and density of Highway Commercial uses is being deferred to GPU. Recommend saying: "Ensure high-quality commercial development at State Highways 198 and Plaza Drive. These land uses shall be master planned." West Visalia Specific Plan should be updated (it could be turned into the 198 Corridor Plan) or repealed.
3.2.3	Develop a Master Plan for the Central Business District around the Convention Center which encourages activities in the CBD, resolves existing parking deficiencies and provides for conversion of existing service commercial areas to retail, office and restaurant uses.	X	Update to include East Downtown and related planning.
3.3 Education			
<i>Objectives</i>			
A	Encourage and support the continued development of post-secondary educational facilities in Visalia.	✓	Reword. Define post-secondary [or just call higher education"]

Policy		Status	Comments
<i>Implementing Policies</i>			
3.3.1	Encourage and support COS as a major education and employment center, including continued development of California State University, Fresno's COS satellite campus.	✓	Reword. Spell out COS.
3.3.2	Promote the location and development of vocational and trade schools in Visalia.	✓	Include alternative education facilities such as Independent Study program
3.3.3	Consider location of a four-year college or university in Tulare County in the Visalian Urban Area...	✓	
3.3.4	Promote educational (VUSD, COS and future four-year college) curriculum to increase graduate retention in the planning area.	✓	
3.3.5	...Train and retrain workers for entry into industrial jobs and will participate with the Count of Tulare, the Chamber of Commerce, the Visalia Unified School District, the College of Sequoias, the Private Industry Council and other community organizations to encourage local training programs.	✓	
3.4 Agriculture-Related Businesses			
<i>Objectives</i>			
A	Maintain and encourage agriculture-related businesses in appropriate areas of Visalia.	K	Reword "maintain and provide for..."
<i>Implementing Policies</i>			
3.4.1	Recognize the importance of agriculture-related business to the City and region and support the continuation of agriculture and ag-related enterprises in and around Visalia.	✓	
3.4.2	Encourage compatible agriculture-related businesses to expand or relocate in appropriate areas of Visalia and/or Tulare County.	✓	Reword.
3.4.3	Encourage incompatible agricultural operations currently located in the City to relocate to compatible locations in the County.	✓	Reword. Describe when and how.
3.5 Commercial Land Development and Land Use			
<i>Objectives</i>			
A	Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties.	✓	
B	Ensure the continued viability of Visalia's existing commercial areas.	✓	
C	Promote comprehensively planned, concentric commercial areas to meet the needs of Visalia residents and its market area.	✗	Integrate into Land Use Diagram rather than expressing as a policy. Need to define "comprehensively planned" (walkability? Transit? Services?) and integrate at neighborhood and community level.
D	Create and maintain a commercial land use classification system (including location and development criteria) which is responsive to the needs of shoppers, maximizing accessibility and minimizing trip length.	✗	Will be done in the General Plan Update.
E	Designate appropriate and sufficient commercial land for Visalia's needs to the year 2020 with appropriate phasing.	✗	Will be done in the General Plan Update for a 2030 horizon.

Visalia General Plan Update

Policy		Status	Comments
<i>Implementing Policies</i>			
3.5.1	Ensure that future commercial development is concentrated in shopping districts and nodes to discourage expansion of new strip commercial development.	X	Integrate into Land Use Diagram rather than defer. Poor node development can have the same effect.
3.5.2	Ensure that commercial development in residential areas serves the needs of the area and includes site development standards which minimize negative impacts on abutting properties.	?	Vague, too generic. Specific direction should be provided.
3.5.3	It shall be a priority of the City to develop the Ben Maddox corridor (Tulare to Houston) as an integral part of the community, including offices, commercial uses, and residences in a mixed- use development plan.	✓	Actually not done yet.
3.5.4	Designate land areas in 10-year increments for future commercial and office development. Commercial and office areas outside of the urban development boundary shall be designated for commercial or office “reserve”.	?	Whether to maintain a 10-year phasing plan is a GPURC policy question.
3.5.5	Designate Convenience Centers for personal and convenience goods and services for nearby residential areas. Such centers may be new, in-fill, and/or consolidated existing strip commercial development and at a scale which is compatible with surrounding residences. Special site design standards shall be imposed ...	✓	Update as warranted. Integrate into Land Use Diagram rather than defer.
3.5.6	Designate Neighborhood Centers for shopping centers with a major grocery store as an anchor and supporting businesses which serve the surrounding residential areas. Locations shall be at one corner of aerial intersections on sites of approximately 10 acres in area.	✓	Update as warranted. Integrate into Land Use Diagram rather than defer.
3.5.7	Shopping/Office Centers for a range of neighborhood and community-level commercial and office uses. Consists of areas previously designated for local retail, neighborhood, community and regional commercial uses. Generally characterized as strip or linear in nature ...	✓	Update as warranted.
3.5.8	Develop Community Centers for community-scale shopping with a wide range of commercial goods and services.	✓	Update as warranted. Three of four already developed
3.5.9	Preserve and enhance the Central Business District as Visalia’s historic medical and professional services center. Promote retail commercial, specialty retail, professional/administrative office, public and community facilities and urban residential uses. Designate the Locust and Court corridor between Murray and Race for office conversions to provide for a functional connection between the Oval area and the Downtown. Maintain the downtown as the geographic center of the community.	✓	Update to include East Downtown, which should remain separate from the CBD – complementary but not expanding or competing with CBD.
3.5.10	Designate Regional land uses for the large-scale retail commercial uses with limited office uses to serve local residents and shoppers from outside of the community on integrated sites.	✓	Update as warranted.
3.5.11	Maximize regional commercial uses along Mooney Blvd from SH 198 to Packwood Creek.	✓	Update as warranted.
3.5.12	Encourage Tulare County to prohibit expansion of new commercial development in unincorporated areas of the Urban Area Boundary.	✓	Avoid use of "encourage" in policies
3.5.13	Maintain and periodically update market and location criteria for a Regional Shopping Mall which consists of an 80 to 100-acre site with two or more full-line department stores.	?	Revise/define “regional shopping mall.” Sounds like Mooney Blvd. from Walnut south to Visalia Parkway

Policy		Status	Comments
3.5.14	In order to provide for integration of convenience level and neighborhood level commercial uses into neighborhoods, require design measures which encourage pedestrian traffic, and de-emphasize use of walls as buffers which create barriers to pedestrian access and which are not visually pleasing.	✓	Contradicts code requirement and practical necessity to separate commercial uses from residences by solid walls. Should also include neighborhood vehicular access which reduces dependence on adjacent arterial roadways
3.5.15	Community and regional level commercial shall be master planned to provide for compatibility with surrounding residential. The use of buffering land uses, such as office uses between residential and high intensity commercial should be considered. Require design concepts which encourage pedestrian access to and within these developments to reduce traffic-related conflicts.	✓	Use illustrations to depict design concepts.
3.5.16	Highway Commercial areas are to be designated at a limited number of highly visible freeway accessible locations for tourists' and travelers' uses. Limited, high quality highway commercial uses shall be integrated into the Business Research Park area at the Plaza/SH 198 intersection.	✓	Update as warranted. Integrate into Land Use Diagram rather than defer.
3.5.17	Designate Service commercial areas for mix of wholesale and heavy commercial uses and services which are not to other commercial areas.	✓	Integrate into Land Use Diagram rather than defer. Review whether this classification is still warranted. Not a very descriptive category.
3.5.18	The depth of commercial development along Mooney Blvd commercial corridor, Ben Maddox Way, and North Dinuba Blvd commercial corridor may be extended on a case by case basis if the extension increases the feasibility of commercial development and the proposed action will not create land use conflicts or reduce viability of adjacent residential properties for each zone classification...	?	Implementation detail - handle separately or in commentary. Recommend including as policy or implementation action.
3.6 Office Land Development and Land Use			
<i>Objectives</i>			
A	Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas.	✓	Will be done in the General Plan Update. List potential areas for "future" residential and office conversion. May need performance goals to expand from one area to another. Mostly around CBD
B	Designate, where appropriate, areas for conversion of older historic structures to office uses.	?	Problem is with rezoning blocks to OC not individual lots that desire conversion from residence to office. Area south of Noble near Hospital is key in this regard
C	Provide for large-scale office developments in the community at locations which provide close-in employment opportunities.	✓	Integrate into Land Use Diagram.
D	Maintain the circulation system to support the desired distribution of commercial, residential, industrial and employment centers.	✗	Declarative of a legal requirement; not needed.
E	Strengthen the Core Area as the primary area for the professional office development.	✓	Update to include East Downtown.

Policy		Status	Comments
<i>Implementing Policies</i>			
3.6.1	Designate a Historic Preservation Conversion zone district to preserve distinctive structures and areas proposed for office conversion in the Core Area where adequate parking can be provided. The areas to include between Giddings and Hall from Main to ½ block north of Center, the area from Murray to Race street along Locust and Court, the north side of Murray between Stevenson to Locust and the north side of west Main street between Sunset and Green Acres.	X	Giddings and Hall from Main to ½ block north of Center not completed. Murray to Race street along Locust and Court completed. North side of Murray between Stevenson to Locust mostly complete North side of west Main street between Sunset and Green Acres not completed
3.6.2	Develop a Garden Office zone district to apply to 10-acre areas adjacent to Community Centers. Additional garden office developments shall be designated along the north side of SH 198 corridor between Akers Road and County Center Drive to provide a use compatible with the conversion of the SH 198 to full freeway status and other locations found to be in compliance with the General Plan...	X	Completed
3.6.3	Develop a Business & Research Park Center zone district to accommodate large-scale business and research activities in campus-type master planned developments.	X	Completed
3.7 Industrial Land Development and Land Use			
<i>Objectives</i>			
A	Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources.	X	Vague, too generic. Describe how.
B	Ensure compatibility between industrial lands and adjacent dissimilar land uses.	✓	Say how this will be done.
C	Retain and strengthen the City's role as a regional manufacturing center in the Southern Central San Joaquin Valley.	✓	
<i>Implementing Policies</i>			
3.7.1	Designate appropriate and sufficient land for Visalia's industrial needs.	X	Integrate into Land Use Diagram
3.7.2	Direct industrial uses to and encourage expansion of the northwest industrial areas.	✓	
3.7.3	Prepare a Specific Plan for the northwest industrial area to provide for an adequate mix of parcel sizes, service commercial uses, commercial services, public facilities and infrastructure, open space, circulation alternative transit modes and parking.	?	Specific plan not necessary if attributes included in land use designations/diagram.
3.7.4	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.	✓	Not done.
3.7.5	Limited expansion of industries located outside the northwest industrial park may be permitted subject to an analysis of site area limitations, land use compatibility with surrounding land uses, environmental impacts, and economic factors. Buffering land uses should be used...	X	
3.7.6	Assist, if requested, in the relocation of older, existing service commercial and industrial uses from the southeast and northeast to the northwest industrial area.	?	May not make fiscal sense unless in redevelopment project areas and East Downtown area renewal

Policy		Status	Comments
3.7.7	Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial areas.	✓	But light industry is not happening (see Pershing Court, west of Shirk), so policy may need to be reconsidered.
3.7.8	Continue to prohibit heavy industrial uses along SH 198.	✓	
3.7.9	Continue to prohibit industrial and service commercial uses along Mooney Blvd.	?	May be modified by Mooney Blvd. Corridor Study.
3.7.10	Ensure the efficient physical, economic and cultural assimilation of major new industries and employees into the community. An individual Prospective industry should initially employ no more than 750 employees.	?	Review 750 employee threshold.
3.7.11	Develop and maintain Service Commercial areas in east Visalia and in the northwest industrial park in conformity with the Industrial Park Specific Plan.	?	Designations to be reviewed
3.7.12	Evaluate the Land Use Element on a five-year basis to ensure that there is an adequate inventory of available industrial land.	✓	Could handle as part of the General Plan Report procedure in the Plan Overview.
3.7.13	Reserve adequate sewage treatment plant capacity and sewerage capacity to meet the projected needs of industrial growth.	✓	Allow "Package Plants" where they make community-wide economic sense
3.7.14	Develop zoning ordinance provisions to provide for light industry uses and heavy industry uses.	✓	Update as warranted. Status still to be determined.
3.7.15	In order to ensure adequate supply and appropriate phasing of industrial land in the community, property located between Road 76 and Road 92 and north Riggins shall be designated for Industrial Reserve.	✗	Completed
3.7.16	In order to achieve a high-quality natural environment, it shall be the policy of the City to encourage industries which demonstrate minimum air quality and water quality impacts and to discourage air quality and water quality impacts which cannot be offset.	✗	
Goal 4: Provide a Viable Range of Housing Alternatives in the Visalia Planning Area			
4.1 Residential Land Development and Land Use			
<i>Objectives</i>			
A	Ensure adequate land area is available for future housing needs.	✓	
B	Encourage efficient residential development.	?	Reword.
C	Encourage development of comprehensively planned, compact, well-integrated areas for single-family and multi-family residential development using schools, neighborhood parks, and open space conservation facilities as key planning components.	✓	Reword and add specificity.
D	Provide new residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet projected demand throughout the community.	✓	Integrate into Land Use Diagram.
E	Identify locations for multifamily developments which are accessible to major transportation routes, mass transit facilities, commercial areas, schools, and recreation facilities.	✓	Integrate into Land Use Diagram. and set policies with teeth or true incentive
F	Protect existing and proposed residential areas.	✓	Add specificity to describe what is being protected [i.e. community character, pedestrian safety, etc]

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Policy		Status	Comments
<i>Implementing Policies</i>			
4.1.1	Designate residential land area which is adequate to meet the needs of the community over the next 30 years. Residential land in the last two 10-year growth areas shall be designated 'Reserve.' These Reserved areas are to be zoned Agriculture.	?	Will be done in the General Plan Update for a 2030 horizon; whether to keep 10-year phasing is a policy issue. Delete 10 year phasing. Needs to dovetail with 6.2 Urban Boundaries and residential formula for UDB trigger.
4.1.2	Encourage the use of site development techniques which ensure that a good mix of housing types is provided through such methods as inclusion of duplexes in low density areas where they can be made compatible with surrounding development.	?	Describe how [similar heights, massing as SFR, landscaping, limit curbcut/garage frontage, etc]
4.1.3	Encourage planned unit residential developments.	X	
4.1.4	In order to encourage infilling and the use of existing vacant subdivision lots, the City shall develop flexible design standards which meet the intent of the General Plan.	?	Generally true but not strong enough to effect much infill.
4.1.5	Identify residential areas adjacent to roadways and other noise-sources which require setbacks and/or special sound-proofing to reduce negative noise-related limits, as identified in the Noise Element.	X	Integrate into Land Use Diagram rather than defer.
4.1.6	Develop design measures to buffer residential development from non-residential land uses.	✓	Status still to be determined. Add specificity to what design measures would mean.
4.1.7	Ensure that natural and open space features such as Valley Oak trees and community waterways are treated as special site amenities which are to be preserved and enhanced in conformity with the Open Space, Conservation, Recreation and Parks Element.	✓	Done.
4.1.8	Plan and coordinate residential development in close proximity to planned urban facilities and services such as schools, parks, sanitary sewer, water, storm drainage, circulation network, transportation facilities and commercial centers.	X	Integrate into Land Use Diagram and delete.
4.1.9	Encourage higher density residential development near employment centers, commercial development and parks.	X	Avoid use of "encourage" in policies and integrate into Land Use Diagram.
4.1.10	Provide for the continued viability of existing single-family areas in the Core Area of the community and encourage medium and high density residential development in the Central Business District where such uses do not conflict with existing neighborhoods.	✓	Update to include East Downtown. and CBD
4.1.11	Promote comprehensively planned and high quality building and site design for multi-family developments.	✓	Add policy for measurable design standards for both permitted and conditional projects permitted. Need to define how to achieve high quality projects: connectivity, open space, etc.
4.1.12	Integrate multi-family development with commercial and professional office uses in Community Centers.	?	Update as warranted to fit new classification concepts.
4.1.13	Direct City land use actions toward the maintenance and improvement of established residential areas.	?	Unclear what this means or how to do it. Maybe include policies to support existing community character and compatible new development in terms of heights, massing, etc.
4.1.14	Encourage the repair and maintenance of existing dwelling units.	X	Vague, too generic. Property maintenance ordinance that includes some degree of maintenance beyond weed control should be considered. Can be achieved through code compliance.

Policy		Status	Comments
4.1.15	Review all development proposals for compatibility with surrounding, established residential areas including land use, circulation, and public facilities and services.	X	Already done as site plan review. Delete.
4.1.16	Require special site development standards for proposed non-residential or more intensive land uses adjacent to established residential areas to minimize negative impacts on abutting properties.	?	Not done, except through CUP conditions. Plan can provide better direction.
4.1.17	Rural Residential areas shall be designated to provide opportunities for residential dwellings in conjunction with small-scale farming and animal husbandry or in a semi-rural setting.	✓	Update as warranted to fit new classification concepts.
4.1.18	Continue to encourage comprehensively planned Low Density Residential development (up to 21 persons/acre – 2 to 10 dwelling units net acre) ... in the Northeast Specific Plan Area, for selected infill parcels as may be designated by the City Council ... and in other specific plan areas where standards are established for lot coverage, where it will promote the fulfillment of unmet housing needs for low or moderate income households according to the Housing Element.	✓	Update as warranted to fit new classification concepts and Housing Element changes to these criteria.
4.1.19	Promote Medium Density Residential development (up to 33 persons per acre – 10 to 15 dwelling units per net acre) which typically consists of duplex, triplex and four-plex development for in-fill or new development at local/collector and/or collector/collector intersection to a max of 50 units in one contiguous development on sites ranging from 3.5 to 5 acres.	✓	Update as warranted to fit new classification concepts and Housing Element caused changes to these criteria.
4.1.20	Locate High Density Residential development (up to 58 persons per acre – 15 to 29 dwelling units per net acres) throughout the city at arterial collector and CBD locations.	✓	Update as warranted to fit new classification concepts and Housing Element caused changes to these criteria.
4.1.21	Develop and implement corresponding zone districts that are consistent with residential land use designations.	✓	
4.2 Housing Needs			
<i>Objectives</i>			
A	Coordinate residential land use planning and housing needs with Housing Element and other adopted plans and programs.	✓	
<i>Implementing Policies</i>			
4.2.1	Support the Housing Element's ratio of single family to multi-family.	✓	Consider developing a target for SFR/MFR mix.
4.2.2	Continue to encourage the distribution of low and moderate income housing throughout the community and on smaller sites	✓	Update terminology in new General Plan. Integrate small unit (small lot) designs into all subdivisions.
4.2.3	Encourage development of housing for senior adults and other special populations (i.e. developmentally disabled and physically handicapped).	✓	Update terminology in new General Plan.
4.2.4	Continue to provide incentives, such as density bonuses to encourage the development of housing for senior adults, special populations (developmental disabled or physically handicapped) and low-moderate income households.	✓	Update terminology in new General Plan.

Policy		Status	Comments
Goal 5: Plan and Develop an Efficient Public Facilities and Services System to Serve as a Framework for Orderly Urban Development			
5.1 Wastewater and Treatment Plant, Sanitary Sewer, Storm Drainage			
<i>Objectives</i>			
A	Coordinate facilities and services planning to implement land use goals and objectives.	✓	
B	Plan the location, cost, and funding of facilities and services in advance of need.	✓	
<i>Implementing Policies</i>			
5.1.1	Update the Wastewater Treatment Plant Master Plan, Storm Drainage Master Plans, and the Circulation Element and any other specific Master Plans related to infrastructure development on a periodic basis.	✓	
5.1.2	Continue to coordinate community waterway issues with Kaweah Delta Water Conservation District, irrigation districts, private ditch companies, private landowners, and public agencies.	✓	
5.1.3	Develop and carry-out an infrastructure and public services assessment during annexation reviews to determine infrastructure needs, feasibility, timing, and financing.	✓	
5.1.4	Prepare and implement a 50-year sanitary sewer master plan which implements adopted land use goals, objectives and policies and which stresses oversizing to meet long-range demand.	✓	Consider alternatives to single treatment plants: other interceptors and package plants
5.1.5	Require the development and extension of infrastructure to proposed developments according to adopted elements and master plans ... use reimbursement agreements or other financing techniques to reimburse developments for any oversizing cost...	✓	Implementation detail - handle separately or in commentary. Normal practice under Map Act.
5.1.6	Develop an updated Circulation Element which integrates and addresses issues of vehicular circulation including consideration of transportation systems management strategies, bikeways, pedestrian walkways, transit and other modes of transportation.	✗	Declarative of a legal requirement; not needed. Will be done in the General Plan Update.
5.1.7	Coordinate urban growth management planning with public and private utilities.	✓	
5.1.8	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.	✓	
5.1.9	Incorporate circulation system monitoring and feasibility studies as part of the annexation review process.	?	Declarative of a legal requirement; not needed, but could be tied to specific LOS standards.
5.1.10	Design runoff drainage structures to decrease erosion.	✓	
5.1.11	Revise and amend the existing Storm Drainage Master Plan to ensure compatibility with the Land Use Element.	✓	
5.1.12	Urban development in floodway areas shall be developed in accordance with regulations of the Federal Emergency Management Agency.	?	Say how this will be done.
5.1.13	Develop regulations to minimize water quality impacts from storm water runoff from point and nonpoint sources.	?	Duplicates other policy. Also, declarative of a legal requirement; not needed.
5.1.14	Conserve or create groundwater recharge zones.	✓	Update as warranted. Coordinate with thinking about detention basins and open space planning.

Policy		Status	Comments
5.1.15	Use pervious material, where appropriate, for selected paving applications. Improvement standards shall be developed to guide the use of such materials.	✓	
5.1.16	Implement the Storm Water Plan through storm water basin locational criteria.	✓	Add detail for location criteria.
5.2 Local Government Facilities and Services			
<i>Objectives</i>			
A	Provide high quality government facilities and services to the general public. The location of government facilities and services shall be directed to the Core Area of the community to the greatest extent possible.	✓	Update as warranted.
B	Coordinate location of public improvements for other local agencies and districts to maximize service to the general public with an emphasis on their location in the Core Area.	✓	
<i>Implementing Policies</i>			
5.2.1	Continue to plan and provide efficient public safety and leisure/cultural facilities and services for the community.	✓	
5.2.2	Maintain innovative solid waste service and programs.	✓	Add provisions for Quadrant Transfer stations for Southwest.
5.2.3	Support public and private sector programs for hazardous waste management.	✓	
5.2.4	Promote the location and expansion of government offices in the Core Area.	✓	Update to include East Downtown.
5.2.5	Encourage the location of new fire stations according to the Fire Master Plan.	✓	Avoid use of "encourage" in policies
5.2.6	Encourage development of Tulare County facilities in the Core Area.	?	Avoid use of "encourage" in policies
5.2.7	Ensure that the City's Capital Improvement Program is adequate to meet future growth and development needs in conformity with the goals, policies and objectives of the General Plan.	✗	Declarative of a legal requirement; not needed.
5.2.8	Develop and implement a Recycling and Source Reduction Program to further promote recycling.	✓	Update as warranted to include Natural Resource Conservation Division. Be more specific.
5.2.9	Annually monitor the need for fire services personnel as the planning area develops. Adopt and implement a master for fire services.	✗	Still needed? Part of budgeting process. Implementation detail - handle separately or in commentary
5.2.10	Annually monitor the need for law enforcement personnel as the planning area develops.	✗	
5.2.11	Update the city's Emergency Operations plans as needed to address additional development and population growth.	✓	Fire Dept. responsibility. Status still to be determined.
5.2.12	Prepare and adopt a Hazardous Waste Management Plan (HWMP). The HWMP shall provide measures which will reduce health and environmental risks associated with exposure to hazardous materials associated with agricultural and industrial land uses.	✓	Status still to be determined. Tulare County HWMP applies.
5.3 Public School			
<i>Objectives</i>			
A	...coordinate effort to assist the School District in providing school facilities at the optimum location and in a timely manner...evaluate the impact of proposed project on the capacity of the school facilities and coordinate exists to serve the needs of existing and planned development.	✓	Integrate into Land Use Diagram, rather than defer.

Visalia General Plan Update

Policy		Status	Comments
B	Provide transportation and recreation opportunities near schools.	?	Vague, too generic.
C	Promote schools as focal points for neighborhood areas and as planning elements for new growth areas.	X	Vague, too generic. Integrate into Land Use Diagram.
<i>Implementing Policies</i>			
5.3.1	Coordinate school location and site design with the Visalia Unified School District to ensure that adequate facilities are available.	✓	
5.3.2	...refer proposals to the School District to review and comment to ensure that adequate school facilities are implemented to serve the proposed developments.	✓	Implementation detail - handle separately or in commentary
5.3.3	Restrict commercial development near schools so that pedestrian or vehicular access between the two is ¼ mile or greater.	X	Integrate into Land Use Diagram rather than defer. Review. Not an important factor for the District.
5.3.4	Discourage development of High Density Residential complexes abutting school sites.	X	Integrate into Land Use Diagram rather than defer.
5.3.5	Work with Visalia Unified School District to locate additional continuation schools.	✓	
5.3.6	Continue to encourage school multi-purpose facilities and open space for community uses to maximize their utilization.	✓	
5.3.7	Work with Visalia Unified School District and other area schools to develop and administer land use planning curriculum.	?	Recommend comprehensive local government outreach to schools (besides police).
5.3.8	...coordinate its school location, facility construction and phasing with the City's development guidelines...to ensure that school facilities are located in areas where there are planned and programmed streets, sewerage, storm drainage systems and other necessary infrastructure.	?	Implementation detail - handle separately or in commentary
5.4 Day Care Facilities			
<i>Objectives</i>			
A	Encourage all-day care centers (children, youth, and senior) and private preschools to provide facilities for year-round care.	✓	
<i>Implementing Policies</i>			
5.4.1	Continue to allow private day-care centers (in accordance with state and county regulations) in residential zone districts.	✓	
5.4.2	In conjunction with community parks, develop community centers for each City quadrant with day-care programs.	✓	Determine status of quadrants.
5.5 Health Care Facilities			
<i>Objectives</i>			
A	Facilitate a continued high level of health care services in the community.	✓	
<i>Implementing Policies</i>			
5.5.1	Provide for the expansion of Kaweah Delta District Hospital through continued implementation of the Medical District Master Plan.	✓	Update as warranted.

Policy		Status	Comments
5.5.2	Plan for additional medical campuses (including ancillary facilities and expansion areas) as may be necessary to meet the incremental needs of future residents.	✓	Will be done in the General Plan Update. Determine appropriate locations.
5.5.3	Continue to coordinate land use issues with representatives from the healthcare community.	✓	
5.5.4	...continue to work with Kaweah Delta District Hospital to facilitate expansion of their downtown facility and additional new facility.	✓	Update as warranted.
5.5.5	Direct new public and private health care facilities to the Core Area.	✓	Update to include East Downtown.
5.6 Transportation			
<i>Objectives</i>			
A	Plan and develop a transportation system for Visalia which contributes to community livability, recognizes and respects community characteristics (natural and man-made), and minimizes negative impacts on adjacent land uses.	?	Vague, too generic.
B	Promote ways to reduce the number of vehicle-miles traveled in the planning area.	✗	Vague, too generic. Say how this will be done.
C	Encourage land use planning which balances the location of housing and employment centers in the planning area.	✗	Vague, too generic. Say how this will be done.
D	Implement a monitoring and evaluation program that will provide the data and planning needed to develop an effective and coordinated Capital Improvement Program (CIP) that will provide circulation improvements in concert with development trends.	?	Current status? Citywide planning will be done in the General Plan Update.
<i>Implementing Policies</i>			
5.6.1	Develop a long-range transportation Master Plan that integrates various modes of transportation, provides special consideration for energy-efficient transportation alternatives and provides for transportation system management and trip reduction methodologies.	✓	Citywide planning will be done in the General Plan Update.
5.6.2	Locate commercial and industrial land uses adjacent, or in close proximity, to residential uses to reduce vehicle trips and vehicle miles traveled.	✗	Integrate into Land Use Diagram rather than defer.
5.6.3	Develop and implement the Visalia Parkway to supplement the City's arterial/collector grip and to be a community image feature.	✓	Status still to be determined.
5.6.4	Work with TCAG, the city of Tulare, and Caltrans to plan and develop an expressway between Visalia and Tulare for regional circulation.	?	Status still to be determined.
5.6.5	Where appropriate, encourage multi-level parking structure adjacent to major traffic generators.	✓	
5.6.6	Develop a method to reduce parking requirements for development proposals which integrate transit facilities, for areas with demonstrated shared parking and/or in association with transportation management systems.	✓	Determine actual implementation actions (e.g. shared parking for mixed use, reductions for ¼ mile transit accessibility, etc.)
5.6.7	Provide for the convenient location of public facilities such as the airport's intermodal terminal and a CBD mass transit transfer center.	✓	Still needed to accommodate future transportation needs.
5.6.8	Promote efficient and conveniently located transportation facilities such as the airport's intermodal terminal and a CBD mass transit transfer center.	?	Duplication

Policy		Status	Comments
5.6.9	Develop design and development standards to improve transit 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.	✓	
5.6.10	Support regional high-speed inter-city rail development and service.	✓	In addition, begin planning or local/subregional light rail. Don't need to build.
5.6.11	Promote efficient traffic signalization of intersections including signal timing coordination in order to increase traffic carrying capacity of roadways to decrease air pollution and congestion	✓	
5.6.12	Develop and implement safe and efficient pedestrian and bicycle facilities through development and adoption of a pedestrian and bicycle facilities master plan.	✓	
5.6.13	Investigate the feasibility of using existing railroads for rail passenger service, if such facilities are abandoned, explore their use for bike paths, pedestrian trails, and/or new or expanded roadways.	?	Will be done in the General Plan Update.
5.6.14	Prepare an inventory of roadway capacity on critical segments, and intersections to adequately anticipate future impacts.	✗	Will be done in the General Plan Update.
5.6.15	Identify street segments and intersection that are operating worse than the standard contained in the Circulation Element.	✗	Will be done in the General Plan Update.
5.6.16	... annually monitor traffic volumes on selected street segments and at selected intersections to determine if there has been a significant increase in volumes and degradation in the level of service. Where there appears to be an increase that causes the segment or intersection to approach the minimum level of service specified in the Circulation Element additional counts and studies shall be conducted and an improvement plan developed.	✗	May not make fiscal sense annually.
5.6.17	Maintain current Urban Reserve designation for areas outside projected 2010 UDB in order to retain flexibility in future land use planning.	?	Update as warranted.
Goal 6: Manage Planning Area Growth to be Contiguous and Concentric from the City's Core Area			
6.1 General Growth Management			
<i>Objectives</i>			
A	Provide for an orderly and efficient transition from rural to urban land uses.	✓	Will be done in the General Plan Update. Discuss: transition or temporary boundary?
B	Minimize urban sprawl and leap-frog development by encouraging compact, concentric and contiguous growth.	✓	
<i>Implementing Policies</i>			
6.1.1	Promote development of vacant, underdeveloped, and/or redevelopable land where urban services are available.	✓	
6.1.2	Identify and 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.	✓	Review and define; has not been successful so far.
6.1.3	Preserve and enhance the planning area's natural features and resource lands.	✓	

Policy		Status	Comments
6.1.4	Utilize Rural Residential land uses as a buffer and transition between agricultural uses and urban development.	✓	Update as warranted.
6.1.5	Develop a land development information system for the City's planning area and provide information on Visalia's annual growth and implementation of the General Plan's goals, objectives, and implementing policies.	?	Implementation detail
6.1.6	Promote the preservation of permanent agricultural open space around the city by protecting viable agricultural operations and land in the airport and wastewater treatment plant environs.	✓	Designate locations and design between adjacent cities UABs and County development (also relates to policies below)
6.1.7	Encourage the use of regional parks and open space to enhance gateways to the City's planning area and as a buffer between adjacent communities.	✓	
6.2 Urban Boundaries			
<i>Objectives</i>			
A	Implement and periodically update a growth management system that will: <ol style="list-style-type: none"> 1. Guide the timing, type, and location of growth 2. Preserve resource lands 3. Protect natural features and open space 4. Encourage techniques which encourage energy conservation 	?	Update as warranted. Timing controls may not make fiscal sense if they hamper economic development.
<i>Implementing Policies</i>			
6.2.1	Establish an Urban Area Boundary (UAB) which identifies the City's sphere of influence or its ultimate physical boundary and service area for the next 30 years plus an agricultural buffer area comprising of an additional 30 percent of the urban growth area.	✓	Will be done in the General Plan Update for 2030 horizon.
6.2.2	Discourage new or expanded urban development in the area between the UAB and 30 year Urban Growth Boundary as this largely agricultural resource land is not generally suited for urban uses.	✓	Say how this will be done.
6.2.3	Establish Urban Development Boundaries (UDB's), to accommodate estimated City population for the years 200, 2010, and 2020, as the urbanizable area within which a full-range of urban services will need to be extended to accommodate urban development.	✓	Update as warranted.
6.2.4	Periodically adjust, no less frequently than once every 5 years, the land use and economic demand projections used to determine population estimates, needed land supply and amendments to Urban Development Boundaries.	?	Integrate into General Plan Report, but a 5-year commitment may not make fiscal sense.
6.2.5	Annexation to the City is the appropriate method for urbanization within the Visalia Urban Area Boundary.	✓	
6.2.6	Annexation of land outside of the current Urban Development Boundary may be permitted only if the proposal is required for orderly and efficient land use planning with Visalia's planning area and the land is designated consistent with the City's Land use Element Map.	✓	
6.3 Agricultural Land Protection			
<i>Objectives</i>			
A	Protect agricultural land from premature urban development.	✓	

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Policy		Status	Comments
<i>Implementing Policies</i>			
6.3.1	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.	✓	Update as warranted.
6.3.2	Work in Tulare County to discourage parcelation of agricultural land outside of the current Urban Development boundary and to encourage the use agricultural preserves, where they will promote orderly development.	✓	
6.3.3	Maintain and update the City's agricultural preserve program.	✓	
6.3.4	Increase residential densities to reduce the need for conversion of prime agricultural land. Techniques to be utilized include usage of mixed use planned unit developments, integration of duplexes in single family subdivisions and development of properties to, at least, the minimum densities specified in the Land Use Element and map.	✓	Update commentary as warranted.
6.3.5	A Right-to-Farm Ordinance should be pursued.	?	Status still to be determined
6.4 Growth Management Coordination			
<i>Objectives</i>			
A	Coordinate growth management planning and implementation among Visalia, Tulare County, and the surrounding cities of Tulare and Farmersville.	✓	Especially County
<i>Implementing Policies</i>			
6.4.1	Work with Tulare County to develop and adopt a Visalia-Tulare County urban growth management agreement that implements the Visalia General Plan and outlines the process for review and action on development proposals and implementing programs within the Visalia Urban Area Boundary.	?	Referral Agreement used now. Could be strengthened.
6.4.2	Encourage Tulare County to strictly limit the establishment of new or expansion of existing development in the Visalia Urban Area Boundary.	✓	
6.4.3	Begin planning between the City and Tulare County to annex Goshen by the year 2000. It is recommended that the Redevelopment Plan for the Goshen area be reviewed so that industrial development is sensitive to the community image, and residential neighborhood integrity.	✗	Goshen annexation no longer City policy. Delete.
6.4.4	Promote development of a master plan to clarify growth and development issues with the cities of Tulare, Farmersville, and Tulare County for an area generally bounded by Ave 272 to Ave 256 between SH 99 and Road 156.	✗	May not make fiscal sense; leaving this planning to the County.
Goal 7: Identify Issues or Area Which Have Significant Impact on the Visalia Planning Area and Require Special Attention			
7.1 College of the Sequoias			
<i>Objectives</i>			
A	Encourage and facilitate the implementation of the COS Master Plan.	✓	
B	Promote City and COS efforts to resolve land use compatibility.	✓	
<i>Implementing Policies</i>			
7.1.1	Facilitate the implementation of the COS master facilities plan.	✓	Say how this will be done.

Policy		Status	Comments
7.1.2	Encourage COS to provide parking areas for students and faculty to reduce negative impacts on surrounding residential areas.	✓	Avoid use of "encourage" in policies
7.1.3	Improve traffic, circulation and access issues on and adjacent to campus.	X	Will be done in the General Plan Update.
7.1.4	Work with COS to identify a long-term location for the college farm.	X	Completed
7.1.5	Encourage COS to plan for and integrate transit facilities and adopt TSM and TDM strategies.	?	Status still to be determined
7.1.6	Continue to develop cooperative agreements between the City, COS, and VUSD which ensure recreate open space lands and facilities are available for community use.	✓	Update as warranted.
7.2 Visalia Municipal Airport			
<i>Objectives</i>			
A	Continue to ensure safe and efficient airport operations.	✓	
B	Design a land use plan and development regulations which ensure the long-term viability of the Visalia Municipal Airport.	✓	
<i>Implementing Policies</i>			
7.2.1	Protect the airport and its operational area from potential intrusion of incompatible land uses by strictly regulating development within the airport's operating area according to the Airport Master Plan the Airport Compatibility Map and guidelines contained in the Airport Compatibility Criteria Table.	✓	
7.2.2	Coordinate airport area development proposals with the Tulare County Airport Land Use Commission. Also consider establishment of a separate City-Council Airport Land Use Commission.	✓	Update as warranted to reflect what the County has recently done on planning for the ALUC.
7.2.3	Encourage the Tulare County Airport Land Use Commission to adopt the Airport Master Plan's compatibility criteria and map.	✓	Update as warranted.
7.3 Redevelopment Districts			
<i>Objectives</i>			
A	Provide for the formation and implementation of redevelopment projects consistent with State Redevelopment Law.	✓	
<i>Implementing Policies</i>			
7.3.1	Monitor redevelopment activities and objectives to ensure their consistency and conformance with the City's General Plan...	✓	
7.3.2	Encourage redevelopment activities and development objectives.	?	Vague, too generic. Unnecessary; redevelopment agency implements its plans.
7.3.3	Include the implementation objectives of redevelopment districts as a finding and consideration for specific Planning Commission zoning and land use decisions. Such consideration may include findings that the land use decision is necessary because of the need for redevelopment activity on an individual case basis.	✓	Implementation detail - handle separately or in commentary

Policy		Status	Comments
Goal 8: Structure an Implementation Program to Achieve The Goals, Objectives and Policies of This Element			
<i>Objectives</i>			
A	Periodically monitor, review and amend the Land Use Element so that it is responsive to the changing conditions, needs, and attitudes of the community.	✓	
<i>Implementing Policies</i>			
8.1.1	Develop a public participation program that ensures the opportunity for citizens to be involved in all phases of the planning process.	✓	Will be done in the General Plan Update.
8.1.2	Establish an annual schedule and process to consider applications for amendments to the Land Use Element.	✓	Not done as a Charter City, City not limited to set number per year.
8.1.3	Develop and maintain a current land use and parcel information base to monitor and update all General Plan elements. An annual report shall be made...	✓	
8.1.4	Prepare, update, and implement master and specific plans that implement the Land Use Element.	✓	
8.1.5	Ensure consistency between the Land Use Element map and text as well as among other General Plan Elements.	✗	Declarative of a legal requirement; not needed.
8.1.6	Where feasible and necessary, utilize public improvement financing mechanisms such as assessment districts, reimbursement agreements, special tax districts, and other such mechanisms to ensure that necessary agreements or mechanisms should be established prior to annexation, where possible.	✗	Vague, too generic. Could be refined.
8.1.7	The Zoning Ordinance and other land development and land use development regulations shall be amended, where necessary, to be in conformance with the goals, objectives, policies and map of the Land Use Element.	✗	Declarative of a legal requirement; not needed. Or, say how this will be done for specific designations or policies.
8.1.8	Periodically review, no less frequently than once every 5 years, the land use and economic demand projections to determine the adequacy of the planned supply of land for urban development	✗	Duplicates what should be said once about a General Plan Report.
8.1.9	Perform a comprehensive update of the Land Use Element, no less frequently than once every ten years.	✓	
CIRCULATION ELEMENT			
Goal 1: Provide an integrated transportation system for the safe and efficient movement of people and goods in the Visalia planning area. This system shall enhance the physical, economic, and social environment of the city.			
<i>Objective</i>			
1.1	Develop and maintain a road system which is convenient, safe, efficient, and cost effective.	✓	
<i>Implementing Policies</i>			
1.1.1	Utilize the Circulation Element Map to identify the facilities and level of access necessary to serve the specific existing and proposed land uses designated in the General Plan Land Use Element and to satisfy other regional travel needs.	✓	
1.1.2	Provide transportation facilities which facilitate the balanced use of all travel modes that address the transportation needs of all ages and provide mobility for a variety of trip purposes.	✓	

Policy		Status	Comments
1.1.3	Provide an acceptable level of service (LOS) to the community by designating LOS D as defined...as the minimum acceptable level of service at which arterial streets and collector streets should operate during peak hours.	✓	Update as warranted, probably with a focus on “complete streets” and multi-modal systems.
1.1.4	Maintain a high level of intergovernmental coordination and citizen participation in the transportation planning process.	✗	Vague, too generic. Should apply city wide, not just to transportation.
1.1.5	Assure that each addition to the transportation system is a usable link on the total system and that new routes and links are coordinated with existing routes to ensure that each new and existing roadway continues to function as it was intended.	✓	
1.1.6	Require or provide adequate traffic safety measures on all new and existing roadways. These measures may include, but shall not be limited to: appropriate levels of maintenance, proper street design, traffic control devices, street lights, and coordination with school districts to provided school crossing signs and protection.	✓	Update as warranted.
1.1.7	Give priority to funding and implementing projects which either complete links on the transportation system or relive existing deficiencies.	✓	
1.1.8	Designate certain public thoroughfares as Freeways, Major Arterials, Arterials, and Collectors. All public thoroughfares not so designated are deemed to be local facilities.	✓	Update as warranted to reflect “complete street” concepts. .
1.1.9	Local streets shall not carry an unreasonable level of through traffic. Should it be determined that a local street is carrying an unacceptable level of through traffic, the City may take appropriate means to reduce traffic through creation of one-way traffic flows, installation of traffic diversion devices, roadway undulations, and/or any other means deemed to be acceptable under the Vehicle Code of the State of California.	✓	Implementation detail - handle separately or in commentary
1.1.10	Arterial streets shall be built at a typical separation of one mile with a variable right-of-way width of 84-110 feet.	?	Update as warranted to reflect “complete street” concepts. .
1.1.11	Collector streets shall be built at a typical separation of one mile, with a variable right-of-way width of 60-84 feet.	?	
1.1.12	Develop arterial and collector street standards which provide adequate capacity for their appropriate function.	✓	
1.1.13	Median break and driveway standards for arterial and collector streets directly affect the performance of these roadways. The City shall develop standards to facilitate the proper operation of these roadways.	?	Done
1.1.14	Facilitate circulation within the City by improving the traffic carrying capacity of existing arterials and construction of new arterial thoroughfares.	✗	Will be done in the General Plan Update and shown in Circulation Element maps.
1.1.15	Update right-of-way and construction widths for all street classifications from to major arterial facilities to reflect street classifications in the Circulation Element.	✗	Will be done in the General Plan Update.
1.1.16	Promote phased construction of major arterials where sufficient right-of-way width is obtained for ultimate future needs, but street construction width adequate to meet present need, thereby avoiding maintenance costs resulting from unused pavement.	✓	

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Policy		Status	Comments
1.1.17	Acquire right-of-way within older areas of the city to aid the flow of arterials. The benefits of improved traffic shall be weighed against the negative impacts of widening on the neighborhood.	✓	
1.1.18	Require special analysis, as a condition of development, of surrounding arterials, collectors, access roads, and regionally significant roadways for all major traffic generators to assure that citywide traffic service levels are maintained.	?	CEQA review and new LOS policies may suffice.
1.1.19	Not in element (skips to 1.1.20)		
1.1.20	Implement an active policy of consolidating 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.	✓	Fairly well applied to new developments.
1.1.21	Approve and build streets using City of Visalia Design Standards as a guideline.	✓	Be stronger; use them as a standard!
1.1.22	Require additional right-of-way and additional improvements of Circulation Element facilities where needed for turning movements or to provide access to adjacent properties wherever access is not feasible from the lower classification street system.	✓	
1.1.23	Provide attractive streets designed to serve a broad spectrum of travel modes as well as automobiles.	✓	
1.1.24	Preserve historic tree stand as well as individual trees to the greatest extent possible.	✓	
<i>Objective</i>			
1.2	Promote the development of inter- and intra-regional transportation facilities, including railroad passenger and freight usage.	✓	
<i>Implementing Policies</i>			
1.2.1	Support continued freight service in Tulare County, specifically development of freight rail service within close proximity to agricultural processing industries.	✓	
1.2.2	Support regional and statewide efforts to extend passenger rail service to Los Angeles and Sacramento.	✓	
1.2.3	Support local and regional efforts to provide passenger rail service between Porterville and Huron.	?	May not make fiscal sense.
<i>Objective</i>			
1.3	Provide a transportation system which effectively transports goods.	✓	
<i>Implementing Policies</i>			
1.3.1	Orient non-delivery truck traffic along designated arterial streets to avoid adverse impacts between the transportation system and residential development.	✓	
1.3.2	Prohibit the use of arterial streets for freight loading and unloading.	✓	
<i>Objective</i>			
1.4	Promote the growth and use of Airports to satisfy projected aviation demand.	✓	

Policy		Status	Comments
<i>Implementing Policies</i>			
1.4.1	Continue to upgrade the service capacity of the Visalia Municipal Airport, since the Airport serves both Tulare and Kings Counties...Discourage land uses surrounding the airport which would reduce its ability to function as an element of the transportation system.	✓	
Goal 2: Consider all modes of transportation as an integral component of the City’s transportation system. These modes include mass transit (public and private bus, passenger rail, and taxi systems), air transportation, and non-motorized transportation (pedestrian and bicycle).			
<i>Objective</i>			
2.1	Develop and maintain a coordinated mass transportation system which will encourage increased transit use through convenient, safe, efficient, and cost-effective services.	✓	
<i>Implementing Policies</i>			
2.1.1	Seek cooperation with Tulare County Association of Governments Transportation Planning Agency (TCAG/TPA) and Visalia City Coach to attain a balance of transportation opportunities. This shall include the establishment of criteria to implement transit improvements, development of short and long range transit service plans, evaluation and identification of needed corridor improvements, transit centers, and park-and-ride lots with amenities for bicyclists.	✓	
2.1.2	Provide adequate (based on adopted transit policies) transit facilities, including bus turn-outs along arterials when needed, and bus stop amenities including, but not limited to, lighted shelters, benches, telephones, and route information signs.	✓	
2.1.3	Work with the countrywide transit systems to establish transit stops adjacent to community regional parks, senior housing facilities, areas with a high concentration of medical facilities, major employment centers, and major retail and commercial centers.	✓	
2.1.4	Give a high priority to public transportation systems which are responsive to the needs of commuters, the elderly, persons with disabilities, the youth, and low income citizens.	✓	
2.1.5	Provide public facilities with shared parking and access to mass transit.	✓	
2.1.6	Promote efficient and conveniently located transportation facilities such as an intermodal terminal and mass transit transfer center.	✓	City has the transit center, but “promote” may denote ongoing effort.
2.1.7	Promote all modes of transportation, including passenger rail, bus, bicycling, walking, ridesharing, etc. for the development of alternatives to the single occupant vehicle. The role of the Transit Advisory Committee should be modified to promote and advocate alternative ideas.	✓	
<i>Objective</i>			
2.2	Encourage bicycle usage in Visalia for commuting and recreational purposes.	✓	
<i>Implementing Policies</i>			
2.2.1	Require that collector streets which are identified to function as links for the bicycle transportation system be provided with Class II bikeways (bike lanes) or show an alternative route. In such cases, the City shall accommodate cyclists on these identifies streets by widening the street or eliminating on-street parking wherever possible.	✓	Update as warranted.
2.2.2	Cooperate with other agencies to provide connection and continuation of bicycle corridors.	✓	

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Policy		Status	Comments
2.2.3	Integrate the bicycle transportation system. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks and rental bicycle lockers. Provision of storage facilities shall apply to...Development shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.	✓	
2.2.4	Seek funding at the private, local, state, and federal levels for the expansion of the bicycle transportation system.	✓	
2.2.5	Provide safe and efficient multi-use corridors which encourage bike use as a method of implementing the Bikeway Master Plan.	✓	Some duplication; can be tightened up.
2.2.6	Consider the use of bicycles during the design and implementation of the street system.	✗	Will be covered under “complete streets” standards
2.2.7	Update and maintain a bikeway plan. These routes shall connect residential areas with schools, parks, recreation areas, major employment centers, and neighborhood commercial centers.	✓	
<i>Objective</i>			
2.3	Encourage pedestrian accessibility.	✓	
<i>Implementing Policies</i>			
2.3.1	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.	✓	
2.3.2	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.	✓	
2.3.3	Promote safe, convenient, and accessible pedestrian access ways within the community.	✓	
2.3.4	Require construction of minimum four foot wide sidewalks. The placement of the sidewalk shall be in accordance with adopted standards.	✓	Update as warranted. Widths may warrant increasing.
2.3.5	Encourage the inclusion of green belts and common open space for pedestrian use within the residential development areas.	?	Integrate into Land Use Diagram rather than defer.
2.3.6	Require pedestrian facilities along all streets except for certain situations, such as industrial and rural residential areas.	✓	Incorporate into “complete streets” standards
Goal 3: Develop and promote alternative transportation strategies designed to reduce vehicle trips and improve traffic flow			
<i>Objective</i>			
3.1	Maximize the use and efficiency of the existing transportation system through application of Transportation System Management (TSM) strategies.	✓	
<i>Implementing Policies</i>			
3.1.1	Interconnect traffic signals, where feasible, to form area networks or corridor systems. These systems shall be timed to facilitate the flow of through traffic on the arterial system and other street where appropriate...	✓	Some duplication.

Policy		Status	Comments
3.1.2	Pursue Transportation System Management (TSM) as an applicable strategy for the mitigation of traffic and parking congestion. Public transit, traffic management, ride sharing, and parking management shall be used to implement TSM strategies.	✓	Say how this will be done.
3.1.3	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 which are signalized shall be located so as to maintain this spacing.	✓	
3.1.4	Maintain priorities adjacent to cubs that consider, in descending order, the needs of through traffic, transit stops, bus turnouts, passenger loading needs, bike lanes, and short and long term parking.	✓	Update as warranted.
<i>Objective</i>			
3.2	Minimize demand during the peak period by using Transportation Demand Management (TDM) strategies.	✓	
<i>Implementing Policies</i>			
3.2.1	Encourage the reduction of 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 TDM and TSM strategies. These may include the implementation of voluntary peak hour trip reduction, implementation of staggered work hours, utilization of telecommunications, increased development of employment centers where transit usage is viable, increased use of ridesharing in the public and private sectors, provision for park and ride facilities adjacent to the regional transportation system, and provision for transit subsidies.	✓	Say how this will be done. [Work with major employers? Congestion Management Agency?]
3.2.2	Encourage the use of trip reduction and vehicle miles traveled reduction strategies identified by Transportation Demand Management and Transportation System Management programs.	✓	Say how this will be done.
<i>Objective</i>			
3.3	Provide adequate parking to accommodate demand in Visalia.	✓	
<i>Implementing Policies</i>			
3.3.1	Require that adequate off-street parking be provided for all development consistent with the Land Use Element and Zoning Ordinance.	✗	Vague, too generic. May first need to update parking regulations.
3.3.2	Evaluate parking standards to ensure that parking requirements are satisfied within walking distance (approximately ¼ mile) of development...	?	Implementation detail - handle separately or in commentary
3.3.3	Discourage the use of on-street parking where inappropriate outside of the Central Business District.	?	May be appropriate in some areas.
3.3.4	Discourage non-residential parking on residential streets.	✓	Say how this will be done.
3.3.5	Encourage multi-level parking facilities near major traffic generators where possible.	✓	
3.3.6	Implement the latest Downtown Parking Management Plan.	✓	
Goal 4: Participate in and assist with coordinating regional efforts which integrate the city's transportation system with the 1998 Regional Transportation Plan (RTP)			
<i>Objective</i>			
4.1	Ensure compatibility between circulation and transportation systems in Visalia and adjacent jurisdictions.	✓	

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Policy		Status	Comments
<i>Implementing Policies</i>			
4.1.1	Cooperate with the adjacent communities and agencies...to provide the maximum compatibility of adopted circulation elements and regional facility plans.	✓	
4.1.2	Coordinate rates, bus stops, schedules, fares, marketing information, and other transit area considerations to ensure compatibility between the transit system in Visalia and other regional mass transportation systems.	✓	
<i>Objective</i>			
4.2	Provide an efficient system for regional travel that minimizes impacts on local streets and arterials.	✓	
<i>Implementing Policies</i>			
4.2.1	Work with TCAG/TPA to ensure that the Regional Transportation Plan is consistent with Visalia's Land Use policies.	✓	
4.2.2	Work with the San Joaquin Valley Unified Air Pollution Control District in developing appropriate Transportation Control Measures (TCMs)...	✓	SJVAPCD has done more and this can be expressed differently.
Goal 5: Plan and develop an efficient transportation system to promote the orderly development of Visalia			
<i>Objective</i>			
5.1	Plan and develop a transportation system for Visalia which contributes to community livability, recognizes and respects community characteristics, and minimizes negative impacts on adjacent land uses.	✓	Some duplication; will be done in the General Plan Update.
<i>Implementing Policies</i>			
5.1.1	Review all land development proposals in Visalia to assure consistency with the Circulation Element.	?	Declarative of a legal requirement; not needed.
5.1.2	Require all residential subdivisions to be designed to discourage use of local streets as a bypass to congested arterials. When feasible, require all access to residential development to be from collector streets.	✓	
5.1.3	The City shall: <ol style="list-style-type: none"> 1. Require that developments provide arterial, collector and local street improvements according to City design standards 2. Require that developments dedicate necessary rights-of-way when subdivision or development of property adjacent to or straddling Circulation Element streets is proposed 3. When feasible, require that developments provide all necessary grading, installation of curbs, gutters, sidewalks, and parkway tree planting 4. Require that developments provide half-width street improvements plus a distance beyond the centerline in accordance with City standards and guidelines. 	✓	Implementation details- can rephrase and handle separately or in commentary
5.1.4	Require that proposed developments make necessary offsite 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 periods of if it creates safety hazards. Such improvements may be eligible for credit or reimbursement from traffic impact fees. In some cases, the development may be required to wait until financing for required offsite improvements is available. In other cases...	✓	

Policy		Status	Comments
5.1.5	Encourage proposed major commercial developments to design projects which minimize construction along the adopted set-back line.	X	Avoid use of "encourage" in policies. Say what standards and setbacks are and then allow flexibility – discussion issue.
5.1.6	Where feasible, require that arterial streets skirt residential areas to ensure that the resulting transportation system minimizes social and economic disruptions to the neighborhoods while allowing access to public transportation.	X	Will be done in the General Plan Update.
5.1.7	Require that where arterial and collector streets are necessary, residential development shall be oriented away (side-on or rear-on) from such streets and be properly buffered so that, as a result, traffic carrying capacity of the street will be preserved and the residential environment will be protected from the adverse characteristics of the street.	✓	Update as warranted to reflect “complete streets” concepts.
5.1.8	Require that adequate access be provided to high intensity land use areas such as employment centers, shopping areas, and recreation facilities.	X	Vague, too generic.
5.1.9	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.	✓	Update as warranted.
5.1.10	Promote traffic safety by requiring that ingress and egress to shopping centers be carefully designed. Left turn movements into and out of commercial areas shall be minimized and existing point of automobile ingress and egress, including shared access, shall be consolidated wherever possible. Left turn movements into commercial areas from divided arterials, shall be justified by demonstrating substantial reduction in U-turns at arterial roadways or...other...benefits.	✓	
5.1.11	Require that arterials and collectors in areas of existing development be built to standards consistent with policies which reduce impacts on adjacent properties.	?	Duplication
5.1.12	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.	✓	
5.1.13	Encourage multi-level parking structures adjacent to major traffic generators.	?	Duplication
<i>Objective</i>			
5.2	Promote ways to reduce the number of peak hour trips and vehicle-miles traveled in the planning area.	✓	
<i>Implementing Policies</i>			
5.2.1	Require that new developments along arterials and collectors (which have reached capacity) mitigate traffic impacts associate with their improvements.	✓	Duplication
<i>Objective</i>			
5.3	Encourage land use planning which balances the location of housing and employment centers in the planning area.	X	Will be done in the General Plan Update.
<i>Implementing Policies</i>			
5.3.1	Develop a method to reduce parking requirements for development proposals which integrate transit facilities and bike facilities in areas with demonstrated shared parking and/or in association with transportation management systems.	X	Duplication

Policy		Status	Comments
<i>Objective</i>			
5.4	Implement a monitoring and evaluation program that will provide the data and planning needed to develop an effective and coordinated Capital Improvement Program (CIP) which will provide circulation improvements in concert with development trends.	X	Duplication
<i>Implementing Policies</i>			
5.4.1	Monitor traffic volumes periodically on selected street segments and at selected intersections to determine if there has been a significant increase in volumes which may result in degradation of level of service. Where an increase causes the segment or intersection to approach the minimum level of service specified in the Circulation Element, additional counts and studies shall be conducted and an improvement plan shall be developed and implemented.	X	Duplication
5.4.2	Make one of the following findings when considering proposed developments: That the Transportation system segments, intersections, and interchanges impacted by a proposed development will operate above the minimum level of service specified in the Circulation Element with other approved plus proposed project-added traffic, or that there will not be a net degradation of the resulting level of service. Where proposed projects are not contiguous with existing development within the City, traffic/circulation analyses shall address the cumulative impacts of the project plus all intervening undeveloped areas That project(s) criteria for inclusion in the five-yea CIP will be based on providing sufficient capacity on the transportation system segments, intersections, and interchanges impacted by the proposed development so that the system will operate at or above the minimum level of service specified in the Circulation Element with other approved plus proposed project-added traffic	X	Implementation detail - handle separately or in commentary; also duplicates provisions that will be in other policies.
HISTORIC PRESERVATION ELEMENT			
Goal			
1	To assure the recognition of the city's history through the preservation of historic sites, structures and features	✓	
Policies			
1	To initiate efforts to raise community awareness regarding the history of the City and its physical development, and promote recognition of its role in the region.	X	Vague, too generic
2	To assure that, to the extent possible, historically and/or architecturally significant sites, structures, and features are restored. Appropriate sites and structures should be nominated to the National Register of Historic Places and other state and local registers	✓	
3	Where a change of use occurs, the conversion of existing older structures to new uses, with minimal alterations to building or site appearance, shall be encouraged. In order to encourage the extended use and upgrading of historic structures, the City should consider waiving the zoning regulations of the municipal code and building code requirements, where practicable, when it is determined that adherence to the letter of the ordinance would alter a site or structure in an undesirable manner.	?	Avoid use of "consider." Be more specific.

Policy		Status	Comments
4	To promote quality restoration and rehabilitation of historic structures <ol style="list-style-type: none"> 1. The City should adopt the California Historical Building Code 2. The City shall consider using future redevelopment funds and other funding sources to provide low-interest loans for the rehabilitation and restoration of structures within the historic area. 	?	Status still to be determined
5	To assure that no structure listed on the local register shall be torn down until all alternative solutions have been exhausted.	?	Determine how this will be done: process/regulations? Committee review?
Goal			
II	To assure that historic residential areas are maintained as healthy, cohesive neighborhood units through effective land use and circulation policies, and to assure consistency of appearance within the historic area.	?	How will this be done?
Policies			
1	To promote the single family residential character of the single family neighborhoods identified on the land use plan through the continual upgrading of physical facilities (e.g. streets, street lighting, sidewalks, alleys, sanitary sewers, etc.).	X	Policy not really targeted to historic preservation.
2	To encourage the preservation and enhancement of existing landscaping, and the installation and maintenance of new landscaping within the historic district. The City shall strongly consider initiating a street tree program within the historic area.	?	Current status?
1.1.10	Monitor well water and waterway quality throughout the Visalia planning area in cooperation with Tulare County, water districts, private water companies, and irrigation companies.	✓	In all but limited cases, municipal water is supplied by Cal Water which conducts monitoring of its wells.
1.1.11	Establish water conservation design standards for private development landscaping.	✓	Update with reference to the new Water Efficient Landscape Ordinance.
1.2 Community Waterways			
<i>Objective</i>			
A	Protect water resources vital to the health of the community's residents and important to the planning area's ecological and economical stability.	✓	
B	Preserve and enhance selected planning area waterways and adjacent corridors as valuable community resources which serve as plant and wildlife habitats, as flood control and irrigation components, and as connections between open space areas.	✓	Add additional benefit of groundwater recharge.
C	The undergrounding of utility lines shall be pursued and encouraged.	?	Vague – too generic.
D	To define a historic district, within which all development and rehabilitation shall be reviewed for compatibility with the adjacent uses, block and neighborhood. Compatibility shall be reviewed in terms of both site and building design. A historic preservation advisory board shall be established to review all public and private projects within the established district, and projects involving local register structures located outside of the district. The advisory board shall also be invested with the following responsibility: <ol style="list-style-type: none"> 1. To offer assistance in the form of information and referral to applicants who are developing restoration projects, and to provide information on available grants and loans for restoration 	?	Update as warranted

Policy	Status	Comments
<p>and rehabilitation of historic structures.</p> <ol style="list-style-type: none"> 2. To identify and recognize all historic areas, sites, structures, and features by placing them on a local register 3. To initiate efforts to educate the public to the significance of historic areas, sites and structures and the cultural and social events associated with them. 4. To make available for purchase by owners plaques to identify all structures, sites and features on the local register. The owners of property on the local register shall be encouraged to display their plaques for public information. 5. To encourage local financial institutions to make property improvement loans within the historic area 6. To encourage the restoration of interiors through education and assistance to the public 		
E	?	Status still to be determined.
CONSERVATION, OPEN SPACE, RECREATION, AND PARKS ELEMENT		
Goal 1: Conserve, restore, and enhance significant natural, cultural and historical resources to sustain the Visalia planning area's environmental quality		
1.1 Water Quality and Conservation		
<i>Objective</i>		
A	✓	
B	✓	
<i>Implementing Policies</i>		
1.1.1	✓	Update as warranted.
1.1.2	✓	
1.1.3	✓	Status still to be determined.
1.1.4	✓	
1.1.5	✓	Update as warranted.
1.1.6	✓	
1.1.1	✓	Update as warranted.

Policy		Status	Comments
1.1.2	Require all new private and public development projects to use water conserving plumbing fixtures, landscaping and irrigation systems.	✓	Generally required by Title 24, but it would be better to require weather-based irrigation controllers. Also, possibly add a policy requiring sub-metering for landscape exceeding a certain size?
1.1.3	Develop water conservation gardens as demonstration projects for a future neighborhood park (or rehabilitation of an older park) in each of the City's four neighborhood quadrants.	✓	Status still to be determined.
1.1.4	Require the use of drought tolerant turf grasses and expand the use of tension meters in existing and future City parks.	✓	Replace the term "drought tolerant" with "low water use" plants to be consistent with the DWR terminology. Add provision that smart irrigation controllers are required.
1.1.5	Establish design criteria for parks to encourage drought tolerant groundcovers in access, picnic and service-related areas and to cluster grass play areas in compact, conveniently located spaces.	✓	Update as warranted.
1.1.6	Require the planting of drought-tolerant trees, shrubs and groundcovers emphasizing native species in City park and open spaces.	✓	
1.2 Community Waterways			
<i>Objective</i>			
A	Protect water resources vital to the health of the community's residents and important to the planning area's ecological and economical stability.	✓	
B	Preserve and enhance selected planning area waterways and adjacent corridors as valuable community resources which serve as plant and wildlife habitats, as flood control and irrigation components, and as connections between open space areas.	✓	
C	Continue to coordinate development of a community-wide waterway program for irrigation companies, private water companies and state agencies.	✓	
<i>Implementing Policies</i>			
1.2.1	Protect, and where necessary, restore and enhance a continuous corridor of native riparian vegetation along planning area waterways.	✓	
1.2.2	Establish a liability agreement between the City and water conservation districts and ditch companies related to public access and trail use and riparian corridor enhancement programs along selected creeks and ditches through the community.	✓	Status still to be determined.
1.2.3	Use transferable development rights (TDRs), easements or require dedication of land along waterways to protect natural habitat areas, allow maintenance operations and promote trails and bike paths.	?	Update as warranted. TDR programs may not be warranted.
1.2.4	Residential or commercial development shall not be allowed within development setbacks along waterway corridors. Maintenance and emergency access roads, trails, and bike paths are permitted within waterway corridor development setbacks.	?	Replace with the more detailed policies in 2003 amendment, or merge into one streamlined policy.
1.2.5	Discourage "back-on" and "side-on" lot development adjacent to waterways.	✓	
1.2.6	Site public rather than private uses adjacent to waterway corridors such as single-loaded, loop or cul-de-sac streets to promote access, security, and separation from urban development.	✓	
1.2.7	Protect and enhance the St. John's River Corridor.	✓	

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Policy		Status	Comments
1.2.8	Restore, enhance and maintain the natural, scenic, historical and open space quality of the Mill, Packwood, Cameron Creek corridors.	✓	
1.2.9	Restore, enhance and maintain the natural and open space qualities of Modoc, Evans, and Persion ditches	✓	
1.2.10	Designate Mill Creek/Evans Ditch confluence area as Conservation/Open Space to protect and enhance plant and wildlife habitats. Promote use as an interpretive center for education and research.	✓	Status still to be determined.
1.2.11	Develop transition and buffer areas on either side of Mill Creek and Evans Ditch to provide some measure of habitat protection.	✓	Will be done in the General Plan Update.
<i>1989 Amendments</i>			
1	Develop an implementing policy requiring the CIP to allocate funds for waterway corridor pilot demonstration projects on each of the designated waterways in the planning area	?	Policy should be established in the General Plan. Status still to be determined.
2	Clarify waterway development concept (urban to 'natural' transition area) through an implementing policy and supporting graphic	✗	Too vague
3	Include an implementing policy which requires that a feasibility study be carried out for waterway corridor acquisition, development and maintenance as well as development priority	?	Policy should be established in the General Plan. Status still to be determined.
4	Cite tree diameter and height specifications in community waterway standards to determine corridor width (i.e. 4" dbh or 20' high)	✗	Implementation detail – handle separately.
5	Include an implementing policy outlining mitigation measures for waterway corridor development through established residential areas where waterway banks are too narrow for a bikepath (i.e. specify typical design measures to reduce privacy and security concerns, piping considerations, etc.)	?	Too much detail for a policy. Status still to be determined.
6	Include an implementing policy to investigate feasibility of City participation for loop streets etc. (see policy Community Waterway policy 1.2.6)	?	Idea should be merged with 1.2.6. Status still to be determined.
7	Modify waterway standards to include a method to review proposals on small and/or narrow sites adjacent to waterways that would accommodate waterway conservation and development objectives	?	Status still to be determined.
<i>2003 Amendment</i>			
1	Maintain a 100-foot riparian habitat development setback from the St. Johns River's south levee's landside outside-bottom tow provided that the following public facilities may be allowed as exceptions within the required setback: <ul style="list-style-type: none"> 1. Public roadways to provide for development consistent with the Land Use and Circulation Element of the City of Visalia General Plan 2. Public Trails and bikeways consistent with Section 3.4 of this Element 3. Public Restrooms 	✓	
2	Provide an additional min 30 ft firebreak setback from the St. Johns River's development setback	?	Combine with preceding policy.

Policy	Status	Comments	
<p>3 Where no urban development exists, maintain a 50 foot riparian habitat development setback from the discernible top of the bank (i.e. inside hinge point) for both sides of Mill, Packwood and Cameron Creek corridors provided that where riparian trees are located within 100 feet of the discernible top of bank, 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>4 Where existing development or land committed to development prohibits the 50 ft setback on Mill, Packwood and Cameron Creek corridors, provide the max amount of land available for a development setback</p>	✓		
<p>5 In the City of Visalia Core Area, as defined in the Land Use Element of the General Plan, the building setback may be 15 feet from the discernible top of bank for both sides of Mill Creek if the following design features are incorporated into the development</p> <ol style="list-style-type: none"> 1. Provide a well-designed façade to the waterway. Service areas, loading docks, trash enclosures and storage areas should be sited away from the waterway and/or screened from view from the creek corridor. Access to service areas and docks should not front onto the creek corridor 2. Provide pocket parks, patios or plazas that will front onto the creek corridor as an amenity to the occupants or visitors to the commercial development. Where possible provide a pedestrian connection to the creek trail system from the site. 3. When possible buildings should be sited to front on to an adjoining local street facing the waterway corridor 4. Where possible, the development setback shall be wide enough to accommodate a pedestrian trail on at least one side of the creek 5. Pedestrian access from the local street and sidewalk system to the waterway trail system and further to the interior of the parking area should be provided 6. Open the parking area to the creek corridor 	?	Too much detail for a policy.	
<p>6 Where no urban development exists, maintain a 25 foot riparian habitat development setback (from discernible top of bank (i.e. inside hinge point)) for both sides of Modoc, Persian and Mill Creek Ditches provided that where riparian trees are located within 50 feet of the discernible top of the bank, the setback shall be wide enough to include such trees, and the setback shall be wide enough to include 5 feet outside the drip line of such trees. Restore and enhance the area within the setback with native vegetation.</p>	✓		
<p>7 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. An exception may be allowed to permit piping of the ditch where necessary to meet City standards, and where no riparian trees will be lost.</p>	✓		
1.3 Air Quality			
<i>Objective</i>			
A	Strive to improve air quality for the entire planning area.	✓	Much of the General Plan affects air quality, but the implementing policies below seem limited. Refine this section appropriately, if mostly by cross reference.

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Policy		Status	Comments
<i>Implementing Policies</i>			
1.3.1	Promote maximum use of public transportation and ridesharing to reduce overall vehicular trips.	✓	Say how this will be done. [Duplicated from Circulation policies: 3.1.2 and 3.2.1.]
1.3.2	Continue to participate in and support regional planning efforts to meet air quality goals.	✗	Duplication; say once.
1.3.3	Continue to work with the Tulare County Air Pollution Control District to implement the vehicle smog check program and a County Air Quality Attainment Plan (AQAP).	✓	Update as warranted.
1.3.4	Continue to mitigate short-term construction impacts and long-term stationary source impacts on a case-by-case basis as directed by the AQAP.	✓	Update as warranted; do not assume duplicate responsibility for SJVAPCD review.
1.3.5	Prohibit, through the Site Plan Review Process, any development proposal which would significantly reduce vehicular speeds and flow. Significant shall be defined as reducing the service level of a roadway to “D” or below.	✗	Duplicates
1.3.6	Reduce vehicle trips within the planning area and resultant air pollutants by developing improved and more extensive bikeways, bike storage facilities at major employment centers and public destinations, and pedestrian linkages through the City.	✗	Will be done in the General Plan Update. Cross-reference but do not duplicate policies.
1.3.7	Develop a coordinated and efficient roadway and circulation network through the Circulation Element of the General Plan which limits intersection delays, idling time, and other emissions-producing conditions.	✗	Will be done in the General Plan Update. Cross-reference but do not duplicate policies.
1.3.8	Provide a coordinated land use pattern which, to the maximum degree practicable, results in minimizing vehicle miles traveled in the planning area.	✗	Will be done in the General Plan Update.
1.3.9	Promote use of low-pollen landscaping in City parks and open spaces. California natives and riparian species are to be used along community waterway corridors and in selected park spaces.	✗	Duplication
1.3.10	Develop public information and plant materials list on both high- and low-pollen producing landscape species.	✓	
1.3.11	Work with Chamber of Commerce, local landscape architects, nursery contractors, and arborists to promote landscaping with low-pollen plants.	✓	
<i>1989 Amendments</i>			
1	Develop an additional air quality objective or implementing policies which promote energy conservation as a means to mitigate regional air quality concerns (ensure consistency with updated Land Use and Circulation Elements, etc.)		
1.4 Wildlife and Natural Vegetation			
<i>Objective</i>			
A	Preserve and protect natural habitat areas along community waterways.	✗	Duplicates Policy 1.2-B in Community Waterways section
B	Protect and enhance natural vegetation throughout the Visalia Planning Area.	✓	
C	Protect and enhance wildlife listed as rare, endangered, and threatened and candidate species.	✓	

Policy		Status	Comments
<i>Implementing Policies</i>			
1.4.1	Develop and implement an “Open Space/Conservation” land use designation in the General Plan and Zoning Ordinance.	✓	Update as warranted.
1.4.2	Establish guidelines to limit public access and protect Open Space/Conservation designated area through development of open space/conservation ordinance.	✓	
1.4.3	Require field surveys for endangered species and rare plants in accordance with state and federal guidelines for new development in areas with potential occurrences.	?	Declarative of a legal requirement; not needed.
1.4.4	Restore and enhance continuous corridors of riparian vegetation along selected community waterways.	✗	Duplicates Policy 1.2.1
1.4.5	Design selected storm water ponds and retention basins to serve a dual role as wildlife habitat by planting species appropriate for food and cover needs. Work with a trained professional in design, selection, and management of each site.	✓	Update as warranted.
1.4.6	Reforest riparian habitat development setback areas of the planning area with Valley Oaks and other native trees. Plan riparian trees such as sycamore, cottonwood, ash, and willow along waterways.	✓	
1.4.7	Revise the City’s Oak Tree Preservation Ordinance to include other mature native trees, and update the map of landmark trees and distinctive biotic areas.	✓	Status still to be determined.
1.4.8	Coordinate with Tulare County, The Nature Conservancy, U.S. Fish and Wildlife Service, California Department of Fish and Game, and other state agencies to acquire and manage land preserves which protect valuable habitat.	✓	
1.4.9	Consult with California Department of Fish and Game, U.S. Fish and Wildlife Service, and other agencies for review of development projects involving riparian habitat, endangered species habitat, and or other wildlife issues.	✓	
1.4.10	Develop riparian planting and maintenance standards.	✓	Status still to be determined.
1.4.11	Require future development adjacent to the Cain Street cottonwood grove and the Mill Creek/Evans Ditch split area to provide buffer between habitat areas and residential development.	?	Determine if still needed.
1.4.12	Develop a master street tree plan for major public streets.	?	Status still to be determined. Determine if still needed.
<i>1989 Amendments</i>			
1	Expand kit fox treatment to indicate potential kit fox habitat around the City’s entire existing urban form – detail that future specific and master plans as well as development proposals will be administrated through the City’s Environmental Coordinator and the CEQA review process. As a further clarification, develop a supplemental policy to amend the City’s Site Plan Review and CEQA processes to establish when California Department of Fish and Game early consultation is required for development proposals.	?	Policy should be established in the General Plan. Current status?
2	Ensure Consistency between Draft groundcover and tree lists with Draft Landscaping Design Manual.	✓	Status still to be determined.
3	Add a policy stating that no mineral areas of regional or statewide significance have been identified in the Visalia planning area to date. If any sources are identified in the future the City shall adopt appropriate conservation measures.	?	Could address in the General plan text.

Policy		Status	Comments
1.5 Historic and Archaeological Resources			
<i>Objective</i>			
A	Preserve and protect historic features and archaeological resources of the Visalia planning area including its agricultural surrounding for aesthetic, scientific, educational and cultural values.	✓	
<i>Implementing Policies</i>			
1.5.1	Within the Historic District, determine setbacks, street width, space between houses, and other physical parameters contributing to the historical neighborhood character. Use these elements as criteria for reviewing proposed new development adjacent to or within historic districts.	✓	
1.5.2	Cooperate with Tulare County Historical Society and other civic organizations for appropriate monuments to publicize historic sites.	✓	
1.5.3	Establish criteria for entryway signage and Historic District gateways.	✓	Status still to be determined.
1.5.4	Preserve archaeological sites in the Visalia planning area.	✓	
1.5.5	Comply with State and Federal requirements for protecting archaeological resources.	✓	Declarative of a legal requirement; not needed.
1.5.6	Develop specific criteria for conversion of historic structures from residential to office and commercial uses.	?	Completed with P-OC zone?
1.5.7	Continue to identify survey and establish new additions to the Historic District and Local Register.	✓	
Goal 2 :Create and preserve an open space system in the Visalia planning area to meet a variety of needs			
2.1 Open Space Resources			
<i>Objective</i>			
A	Create and protect open space for the preservation of natural resources.	✓	
B	Create and preserve open space for outdoor recreation.	✓	
C	Preserve and protect agricultural use on lands in and surrounding the Visalia Planning Area for open space purposes and managed production of resources.	✓	
D	Create and maintain open space for public health and safety in areas which require special management for regulation.	✓	
<i>Implementing Policies</i>			
2.1.1	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.	✓	Integrate into General Plan Report; add for “groundwater recharge”.
2.1.2	On a City-wide basis, maintain a compact urban form and encourage growth in infill areas to minimize loss of agricultural resources and extension of public services.	✗	Duplication
2.1.3	Direct residential and commercial development to areas of non-prime agricultural soils to protect agricultural and open space values.	✗	Integrate into Land Use Diagram, rather than defer.
2.1.4	As the circulation system expands in the City and its planning area, design it to discourage land speculation in agricultural areas	?	Vague, too generic.

Policy		Status	Comments
2.1.5	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.	✓	Will be done in the General Plan Update.
2.1.6	Maintain open space around the Visalia Municipal Airport to minimize incompatible land uses in accordance with the draft Airport Master Plan and West Visalia Specific Plan.	✓	Will be done in the General Plan Update.
2.1.7	Maintain open space around the Visalia Regional Waste Water Treatment plant to minimize public health concerns and land use conflicts.	✓	Will be done in the General Plan Update.
2.1.8	Maintain open space corridors and green belts between industrial and residential development in all areas of the City.	✓	Will be done in the General Plan Update.
2.1.9	To allow efficient cultivation, pest control and harvesting methods, require buffers and transition areas between urban development and adjoining or nearby agricultural land.	✓	
Goal 3: Develop a high quality public park system which provides adequate space and facilities for varied recreational opportunities which are conveniently accessible to all Visalia residents			
3.1 Park Acquisition and Development			
<i>Objective</i>			
A	Acquire adequate park sites for future City growth.	✓	
B	Bring the amount of Visalia park land into compliance with the City's adopted standards.	✓	
C	Provide park sites which respond to the needs of the City's diverse population, including waterway systems, trails and bikeways for pedestrians, joggers and bicyclists, as well as non-traditional types of recreation and open space such as skateboarding, community gardens, and habitat protection.	✓	
<i>Implementing Policies</i>			
3.1.1	Acquire land for parks and preserves in advance of urban growth and development. Some land may be required and left undeveloped until funding becomes available.	?	May not make fiscal sense to do advance acquisition.
2.2.1	Require new developments to incorporate flood water detention basins into project designs where consistent with the Storm Drainage Master Plan. Large basins shall serve as wetland habitat for extended periods where appropriate.	✓	Utilize large basins near waterways for groundwater recharge, to the extent practical. Promote on-site retention, where appropriate.
2.2.2	Require site specific archeological assessments at the time of filing of development plans for sites suspected of being archeologically significant or of concern.	✓	
2.2.3	Promote the preservation of cultural resources consistent with the policies and goals of the Conservation, Open Space, Recreation and Parks Element, Housing Element, and the Historic Preservation Element.	✓	
2.2.4	A management plan shall be prepared for areas designated as Conservation and the Regional Park in order to take advantage of opportunities for habitat enhancement, urban forest development and resource conservation.	?	Status still to be determined.
2.2.5	Promote solid waste recycling to conserve limited natural resources.	✓	Possibly add a statement about also promoting green waste recycling and composting?

Policy		Status	Comments
2.2.6	Develop guidelines for hazardous wastes disposal through the Hazardous Waste Management Element.	✓	Status still to be determined.
2.2.7	Develop incentive programs for developments that demonstrate sound energy conservation design and/or construction.	✓	Status still to be determined.
2.2.8	Encourage public and private development of alternative energy sources to reduce reliance on conventional electrical and petroleum sources.	?	Avoid use of "encourage" in policies. More specific requirements can be established if City wants them.
2.2.9	Require new development projects of alternative energy sources to reduce habitat of sensitive plant and animal species known to occur on this site.	?	Implementation detail - handle separately or in commentary; seems map-related.
2.2.10	Prior to issuance of a building permit for property undergoing a change of use, the City shall require submission of a Phase I environmental site assessment ...	?	Implementation detail - handle separately or in commentary. Seems like standard practice.
2.3 Improve the Quality of Air in the City of Visalia and its Air Basin			
<i>Objectives</i>			
A	Promote development and resource management practices which will enhance air quality.	✓	
<i>Implementing Policies</i>			
2.3.1	Coordinate with the Tulare County Agricultural Commissioner's Office TCAPCD and CARB to determine the health risk impacts of aerial spraying and to determine the need and feasibility of buffer zones.	?	Status still to be determined.
2.3.2	Encourage projects which incorporate mixed land uses.	✗	Vague, too generic.
2.3.3	Locate transit facilities near areas of high employment density and high housing density to facilitate access and reduce vehicle work trips.	✗	Vague, too generic.
2.3.4	Encourage a balance between jobs and a good mix of dwelling units within each quadrant of the community to minimize vehicle miles traveled.	✗	Integrate concept of balance. into Land Use Diagram, rather than as a vague planning concept.
2.3.5	Promote a distribution of land uses which minimizes air pollutant emissions.	✗	Vague, too generic. Possibly add "Promote appropriate mixed land use which reduces vehicle miles traveled"?
2.3.6	Coordinate with the TCAPCD to develop Significance Thresholds and evaluation procedures to assess the air quality impacts of specific development projects.	?	Status still to be determined. SJVAPCD has done this.
2.3.7	Coordinate with the Tulare County Air Pollution Control District (TCAPCD) to develop a trip reduction ordinance to implement the California Clean Air Act.	?	Status still to be determined. SJVAPCD has done this. Update as warranted. Determine City action.
2.3.8	Encourage establishments to offer employee and customer incentives to utilize pedestrian and bicycle modes of transportation.	✗	Vague, too generic. Avoid use of "encourage" in policies.
2.3.9	Discourage the provision of drive-through facilities which increase the idling of car engines and resulting carbon monoxide concentrations.	?	Be more specific about where and how.
2.3.10	Encourage large employment centers such as business parks to provide on-site services including, but not limited to, day care, food service, banking and recreation facilities, to reduce the number of necessary vehicle trips during the work day.	✓	Avoid use of "encourage" in policies. These can be required, or allowed through zoning and a policy drafted that is more precise. .

Policy		Status	Comments
2.3.1.1	Continue to work in conjunction with State and Local air quality management agencies and groups to put in place additional Transportation Control Measures (TCMs) which will reduce vehicle travel and improve air quality.	?	Status still to be determined.
2.4 Enhance Water Quality and Conserve Water Resources			
<i>Objectives</i>			
A	Promote development and resource management practices which enhance water quality and minimizes the impact of development on scarce water resources.	✓	
<i>Implementing Policies</i>			
2.4.1	Conserve water through the City's Water Conservation Program. Create groundwater recharge basins as identified in the Storm Drainage Master Plan to reduce overdraft conditions.	✓	City has an active water conservation program including enforcement of Water Conservation Ordinance. Analysis and preparation of a comprehensive groundwater recharge program is underway.
2.4.2	Development shall not occur unless water supplies are available to adequately serve the project...	✓	
2.4.3	The City shall require water meters for new residential development.	✓	In force.
2.4.4	The City should investigate a program of water meter retrofit on any unmetered development. The City shall require the installation of water meters where existing water service improvements make such installation cost effective (e.g., existing meter box and hookup).	?	Cal Water plans retrofit of water meters citywide by December 2011.
2.4.5	Control urban and storm water runoff, and point and non-point discharge of pollutants. Develop guidelines for control of pollutants from drainage and storm water runoff to protect conservation areas, park lands and waterways from contamination.	✓	Status still to be determined.
2.4.6	The City should consider participation in the commission of a study to determine the safe yield of the locally affected groundwater reservoir and adopt policies accordingly.	✗	Not needed. The City has commissioned a numerical groundwater model and other studies that will help answer this question.
Goal 5: Plan and Develop an Efficient Public Facilities and Services System to Serve as a Framework for Orderly Urban Development			
5.1 Wastewater and Treatment Plant, Sanitary Sewer, Storm Drainage			
<i>Implementing Policies</i>			
5.1.13	Develop regulations to minimize water quality impacts from storm water runoff from point and nonpoint sources.	✓	The City is preparing an ordinance to eliminate discharges of materials to the stormwater system (including gutter) which have the potential to impact water quality. Revise, as appropriate.
5.1.14	Conserve or create groundwater recharge zones.	✓	Update as warranted. Coordinate with thinking about detention basins and open space planning.
5.1.15	Use pervious material, where appropriate, for selected paving applications. Improvement standards shall be developed to guide the use of such materials.	✓	Possibly add a policy to use on-site retention where appropriate?
5.1.16	Implement the Storm Water Plan through storm water basin locational criteria.	✓	

Policy		Status	Comments
3.1.2	Concentrate park acquisition, development and rehabilitation efforts on sites larger than five acres, except where significant resources merit protection or where a mini-park contributes to a scenic roadside character such as Mayor's Park on Mill Creek	✓	
3.1.3	Acquire and develop a regional park in the northwest and southeast parts of the City. <ul style="list-style-type: none"> a. Explore acquisition and development of the Modoc Ditch Company's basin on Riggins Avenue or another suitable site for a water recreation park or riparian habitat preserve. b. Evaluate need and develop a fee structure through which non-residential development can contribute to the costs of acquiring, developing and maintaining regional parks in the City's northwest and southeast quadrants. c. Investigate land acquisition at the junction of Demaree Road and the St. John's River for a regional park site and investigate the potential of this site as a Heritage Farm Park. Establish a 'Farm Park Task Force' with broad community representation including agriculture, developers, environmental interests, the school district, College of the Sequoias, the City, Tulare County, and others. d. Acquire land in the southeast for an 18-hole public golf facility. 	✓	Update as warranted to reflect Land Use Diagram.
3.1.4	Develop a cooperative program with Tulare County to encourage future acquisition of Mooney Grove and Cutler regional parks, further defining them as significant parks for the entire region.	?	Determine if still needed.
3.1.5	Encourage private-sector development of commercial recreation facilities such as commercial softball, indoor swimming, golf, etc., that are available to the public.	✓	Avoid use of "encourage" in policies
3.1.6	Encourage joint public-private development of commercial recreation facilities.	✓	
3.1.7	Initiate a citizen's committee to review issues relating to cooperative agreements with various public and private sector groups and locational criteria for City-wide recreation facilities.	?	Determine if still needed.
3.1.8	Compare the costs and benefits of rehabilitating small neighborhood parks versus park disposition and use of funds to purchase larger parks.	?	Policy issue
3.1.9	Review park and recreation facilities demand through periodic surveys. Park amenities, programs, proximity and means of transportation should all be addressed.	✓	
3.1.10	Add 280 acres of mini, neighborhood and community parks by the year 2000.	✓	Update as warranted to 2030 horizon.
<i>1989 Amendments</i>			
2	Modify implementing policy 3.1.3 (b) to clarify that nonresidential (i.e. commercial and industrial) refers to large regional/national enterprises (voluntary)	?	May not be appropriate for the General Plan.
3.2 Park Location and Design			
<i>Objective</i>			
A	Design parks and recreation facilities which will enhance community identity and which will serve the recreation and social needs of Visalians of all ages, economic situations and physical abilities.	✓	
<i>Implementing Policies</i>			
3.2.1	Minimize negative impacts to adjacent residential areas when siting park or recreational facilities by requiring fencing and landscaped buffers adjacent to residential frontages.	✓	

Policy		Status	Comments
3.2.2	Locate community parks with frontage on an arterial roadway and neighborhood parks with frontage on a collector when possible.	X	Integrate into Land Use Diagram rather than defer.
3.2.3	Promote innovative park design that responds to neighborhood needs. Engage local artists to collaborate in designing park structures and improvements.	✓	
3.2.4	Require private open space and recreational facilities in large-scale residential developments to meet a portion of the open space and recreation needs generated by that development. a. Study City open space requirements in planned residential developments and investigate increasing the existing 5% minimum to 15 to 20% and require a minimum area for open space/recreation facilities in any multi-family residential proposal of 11 or more units.	✓	
3.2.5	Provide shade in parks by using arbors and other landscaping techniques.	✓	
3.2.6	Encourage child care facilities on or near park sites.	✓	Say how this will be done.
<i>1989 Amendments</i>			
1	Modify implementing policy 3.2.4 from 'require' to 'investigate the need to require' and add large-scale family	?	Revised policy is too weak. Status still to be determined.
2	Eliminate 15 to 20% range from implementing policy 3.2.4(a)	?	
3.3 Efficient Use of Facilities			
<i>Objective</i>			
A	Maximize opportunities for joint use of public land and facilities involving schools, stormwater ponding basins and other areas under public jurisdiction suitable for recreation.	✓	
<i>Implementing Policies</i>			
3.3.1	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 innovated recreation open space facilities throughout the Visalia planning area.	✓	
3.3.2	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.	✓	
3.3.3	Work with the Visalia Unified School District (VUSD) to identify and evaluate potential school sites and associated park land.	✓	Duplication
3.3.4	Investigate opportunities to locate emergency services substations (police, fire, etc.) adjacent to park sites.	?	Confirm
3.3.5	Coordinate child care with other City art, cultural and recreation programs.	✓	
3.4 Trails and Bikeways			
<i>Objective</i>			
A	Designate and periodically update a safe and feasible trail and bikeway system (on- and off-street) for commuting, recreation and other trips.	✓	

Policy		Status	Comments
<i>Implementing Policies</i>			
3.4.1	Consider bikeways as an integral part of the City's arterial and collector street design so that bike lanes are included in the right of way as consistent with the City's Circulation Element.	?	Vague, too generic.
3.4.2	Develop a community-wide trail and bikeway links along selected planning area waterways and roadways to link Cutler Park and Plaza Park. Develop the St. John's River, Mill Creek, Persian Ditch, and Cameron Creek as scenic trail, bike path and recreational open space corridors through the community.	?	
3.4.3	Reestablish a City bicycle committee through the Park and Recreation Commission, and begin drafting a bicycle ordinance to provide policies for future bicycle facilities and safety programs.	?	Still needed?
3.4.4	Develop and maintain an educational program to promote bicycle use and safety.	✓	Status still to be determined.
3.4.5	Develop a bicycle ordinance in conjunction with development of bicycle system facilities. Enforcement should relate closely to bicycle safety education.	?	Status still to be determined.
<i>1989 Amendments</i>			
1	Delete implementing policy 3.4.1 because it is premature; coordinate route planning and location criteria through recommended Bicycle Committee and updates to the Land Use and Circulation elements	✗	Satisfied by Bikeways Master Plan and Circulation Element update
2	Add an implementing policy which would promote investigation of the Tulare Co. landfill for recreational use such as BMX track, midget racing, etc.	?	Status still to be determined.
Goal 4: Provide a range of leisure, recreational and cultural programs and facilities that are accessible and affordable to all segments of the community			
4.1 Recreation Programs and Facilities			
<i>Objective</i>			
A	Continue to provide a combination of recreation and social service programs and facilities through neighborhood community centers.	✓	
B	Continue to develop and expand special programs for teens, senior citizens, and ethnic populations.	✓	
C	Ensure that a wide variety of quality sports and aquatics opportunities are available to the community.	✓	
D	Continue to provide the community's special populations with specially adapted recreation programs to increase independent living and community involvement.	✓	
E	Continue Visalia's strong volunteer program by expanding meaningful opportunities for community service.	✓	
<i>Implementing Policies</i>			
4.1.1	Provide at least one community center in each of the City's four neighborhood quadrants.	✓	Status still to be determined.
4.1.2	Facilitate "all-day" care center for children and the elderly in accordance with state and county requirements.	✓	Status still to be determined.
4.1.3	Use community center facilities to provide multi-cultural programs, and teen recreation activities.	✓	

Policy		Status	Comments
4.1.4	Continue to support Tulare County and private social service agencies to secure funding sources for programs in self-sufficiency and job training for Southeast Asian and Hispanic populations.	✓	
4.1.5	Sponsor surveys of high school students to determine recreation needs and desires.	?	Duplication of surveys above; separate surveys may not make fiscal sense.
4.1.6	Include teens in the design and management of programs for teens.	✓	
4.1.7	Utilize and expand the Senior Center as Visalia’s primary facilities for recreation, education, in-home services, and meal programs for seniors.	✓	
4.1.8	Develop programs to complement the School District’s evolving year-round school schedule.	✓	
4.1.9	Offer nature study programs to increase community awareness of open space opportunities and habitat enhancement in City parks and along community waterways.	✓	
4.1.10	Relocate Plaza Park softball facilities and develop a softball complex to provide additional fields.	?	Status still to be determined.
4.1.11	Establish a regional soccer facility in conjunction with a high school in either the northwest or southeast quadrant.	?	
4.1.12	Provide an indoor community swimming pool complex in conjunction with a new high school in either the northwest or southeast quadrant.	?	
4.1.13	Develop mini-gyms in community centers and at junior high schools for indoor recreation programs such as volleyball and basketball.	?	Status still to be determined.
4.1.14	Encourage barrier-free design in all new recreation and sports facilities, and renovate existing facilities to remove barriers to handicapped users.	✓	
4.2 Cultural Arts and Resources			
<i>Objective</i>			
A	Establish Visalia as a regional cultural and performing center in the San Joaquin Valley.	✓	
<i>Implementing Policies</i>			
4.2.1	<p>Promote and facilitate the development of local artists and craftspersons as described by the following specific policies:</p> <ol style="list-style-type: none"> 1. Facilitate developments of exhibit areas within public and private facilities (civic centers, community centers, senior center, shopping malls, office and retail buildings, banks, etc.) to make the work of local artists more accessible 2. Develop a program for residence, studio, and sales space for local artist and crafts persons in the East Visalia Redevelopment Project Area 3. Encourage a Festival Market (Farmers Market or Saturday Market) in the East Visalia Redevelopment Project Area to promote local art, crafts and produce 4. Develop a program for public art by local artists in outdoor open space on public and private sites including roadway gateways to the community, City parks, wall murals, and mass transit vehicles focusing on Visalia’s history and cultural diversity 	✓	

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Policy		Status	Comments
4.2.2	Investigate potential for a City ordinance requiring all public works projects to dedicate a certain percentage of total construction costs for public art, cultural programs, and/or facilities.	✓	Status still to be determined.
4.2.3	Develop an annual Arts Exchange Planning Conference with a cross-section of community representatives to target feasible goals, action plans, and financing to promote cultural arts and resources in the planning area.	?	Status still to be determined.
4.2.4	Develop a performing arts center in accordance with a Convention Center Expansion Master Plan.	?	Determine if still viable.
4.2.5	Investigate and develop sites in the East Visalia Redevelopment Project Area for an outdoor amphitheater	?	Update to reflect East Downtown Plan.
4.2.6	Continue to coordinate cultural arts programs and planning with the Tulare County Cultural Arts Council.	✓	
4.2.7	Continue to participate in and expand programs such as the “Artists in the Schools” program in the areas of film, visual arts, literature, music, theater, and dance.	?	Great idea!
Goal 5: Structure an implementation program for achieving the policies of this element through a combination of public and private funds, regulatory processes, and innovative strategies			
5.1 Fundraising			
<i>Objective</i>			
A	Submit a “quality of life” bond issue or tax increase proposal to the voters in June or November of 1990.	✗	
B	Develop a non-profit foundation or a “Friends of Visalia Parks” program to provide funding in a wide variety of ways for the sole advancement of conservation, open space, parks and recreation.	?	Good idea. Status still to be determined.
C	Ensure that Visalia receives its full share of federal and state grant funds including matching and competitive grants.	✓	
<i>Implementing Policies</i>			
5.1.1	Appoint the Park and Recreation Commission to review immediate future needs as outlined in this Element and make and estimate of the total funding required over a ten year period to finance this program.	?	Not sure funding is a Commission job. Implementation detail - handle separately or in commentary.
5.1.2	Conduct a community survey assessing whether Visalia residents will pay for the program suggested and in what form, as well as how much.	✗	
5.1.3	Determine the feasibility of a tax increase or bond referendum based on the survey results and commission consensus.	✗	
5.1.4	Establish a City-wide or County-wide organization, or a group consisting of Visalia and other nearby communities.	?	Determine if still needed.
5.1.5	Recruit prestigious individuals within the community to serve on the organization board who can donate or attract contributions.	✗	Implementation detail - handle separately or in commentary
5.1.6	Explore a variety of methods to acquire funding and contributions of land through the foundation.	?	

Policy		Status	Comments
5.1.7	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.	✓	Status still to be determined.
5.1.8	Explore state funding possibilities including leftover park bond funds; the revised Roberti-Z’berg-Harris legislation of 1984 (AB 737); grants from the Resources Agency and the Grants section of the Department of Parks and Recreation; and line items in the state budget sponsored by local legislators.	✓	Update as warranted and integrate into one funding policy, with commentary on specific sources.
5.1.9	Explore financing from the Department of Water Resource through the Water Conservation and Water Quality Bond Act of 1986 as part of groundwater aquifer recharge projects which might link recreation and water management.	✓	
5.1.10	Seek funding from the Wildlife Conservation Board, the implementation art of the State Department of Fish and Game, for wildlife preserves or open space.	✓	
5.1.11	Explore grants or matching fund opportunities from the State Environmental License Plate Fund, established in 1970...	✓	
5.1.12	Explore federal funding possibilities including acquisition grants from the Land and Water Conservation Fund, administered by the National Park service.	✓	See above.
1989 Amendments			
1	Delete the timing reference to the year 1990 for the quality of life bond	✗	
2	Introduce qualifying language which clarifies that a bond measure would be a last resort method to finance Element programs	?	
3	Add an implementation policy for new staff positions like a full time grant writer and foundation coordinator	?	Not really an appropriate General Plan policy.
5	Add an implementing policy to investigate the feasibility of forming special park and/or assessment districts	?	Status still to be determined.
6	Add and implementing policy to create a policy implementation matrix	✗	Could handle as part of the General Plan text.
7	Delete reference to Parks in Fund Raising Objective B	?	
5.2 Planning and Regulatory Tools			
<i>Objective</i>			
A	Continue to explore expanded inter-agency agreements and joint powers agreements with other jurisdictions and private conservation organizations.	✓	Duplication
B	Utilize ordinances, easements, restrictive covenants and other tools to negotiate with landowners and developers to ensure that significant natural resources and open space are protected during development.	✓	

Policy		Status	Comments
Implementing Policies			
5.2.1	Develop cooperative efforts with the Kaweah Delta Water Conservation District and explore funding for joint projects through grants from the State Department of Water Resources (e.g., purchase of abandoned borrow pits to be used jointly as water recharge basin and water-oriented parks).	✓	Status still to be determined.
5.2.2	Maintain active contact with the Nature Conservancy regarding additions to the Kaweah Oaks Preserve, programs at Mooney or Cutler parks and acquisition of new open space sites throughout the area. The Trust for Public Land or Nature Conservancy may temporarily acquire property for subsequent re-purchase or transfer to the city.	✓	Status still to be determined.
5.2.3	Explore the use of open space easements...The acquisition of open-space easements by the City must be in compliance with this Element.	✓	Say how this will be done.
5.2.4	Exercise the use of conservation easements...The City retains the responsibility for final approval of the easement and accepts reduced tax revenue reflecting the conservation value of the property.	✓	
5.2.5	Continue to use the Land Conservation Act of 1965 (Williamson Act) to restrict the use of the land to agricultural or conservation purposes...	✓	
5.2.6	Use transferable development rights (TDRs) to allow the development rights of a parcel located in the area of significant resource value to be transferred to another location with less resource value...	?	Not sure
5.2.7	Use restrictive covenants as an agreement between two parties to restrict the use of land to a specific purpose in order to preserve significant wildlife habitat or other resource values of the land...	✗	Not really an appropriate General Plan policy.
NOISE ELEMENT			
Goals			
1	Protect citizens of Visalia from the harmful effects of exposure to excessive noise	✓	
2	Protect the City's economic base by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources	✓	
3	Protect existing noise sensitive land uses from encroachment of and exposure to excessive levels of noise	✓	
Policies			
1.0 General Policies			
1.1	Areas within Visalia shall be recognized as noise impacted if exposed to existing or projected future noise levels at the exterior of buildings which exceed 65 dB or L _{dn} (or CNEL).	✓	
1.2	New development of residential or other noise sensitive land uses shall be avoided in noise impacted areas unless effective mitigation measures are incorporated into the specific design of such projects to reduce exterior noise levels to 65 dB L _{dn} (or CNEL) or less and 45 dB L _{dn} (or CNEL) or less within interior living spaces.	✓	
1.3	New development of industrial, commercial or other noise generating land uses (including roadways, railroads, and airports) should be discouraged if resulting noise levels will exceed 65 dB L _{dn} (or CNEL) at the boundary areas of planned or zoned residential or other noise sensitive land uses.	?	Integrate into Land Use Diagram

Policy		Status	Comments
1.4	Noise level criteria applied to land uses other than residential land uses or other noise-sensitive uses shall be consistent with the recommendations of the California Office of Noise Control.	X	Specific criteria will be established local policy in the General Plan
1.5	Visalia shall enforce applicable State Noise Insulation Standards (California Administrative Code, Title 24) and Uniform Building Code (UBC) noise requirements.	✓	
1.6	New equipment and vehicles purchased by the City should comply with noise level performance standards consistent with the best available noise reduction technology.	✓	
1.7	In conformance with the directive of State planning law, the City shall ensure that the Noise Element is consistent with and does not conflict with other elements of the City's General Plan	X	Declarative of a legal requirement; not needed
1.8	The land use compatibility zone guidelines contained in the Airport Master Plan and the West Visalia Specific Plan shall be used to assess noise compatibility of airport operation with proposed land uses	?	Update as warranted
1.9	The preferred method of noise control should, when possible, be the thoughtful location and orientation of noise generating and noise received. Secondarily, noise control should be achieved through the use of artificial noise barriers.	?	Vague, too generic
2.1 Implementation Policies			
2.1	The City shall review all relevant development plans, programs and proposals to ensure their conformance with the policy framework outlined in this Noise Element.	✓	
2.2	Prior to the approval of a proposed development in a noise impacted area, or the development of an industrial, commercial or other noise generating land use in or near an area containing existing or planned noise sensitive land uses, an acoustic analysis may be required.	✓	
SAFETY ELEMENT			
Economic Well Being and Preventing of Structural Damage			
1	It is the policy of the City of Visalia to operate fire safety provisions of various current codes including building, mechanical, electrical, and uniform fire code, to reflect greater concern for fire safety.	?	Vague, too generic. For all Safety Element policies: state policies in active voice and streamline text.
2	It is the policy of the City of Visalia to continue an ongoing active program designed to eliminate unfit, unhealthy, dangerous, structurally unsafe, and fire hazardous housing units by rehabilitation or removal. The public, departments or agencies having knowledge of such units or the vacancy of such units should notify the appropriate or concerned agencies	✓	
3	It is the policy of the City of Visalia to continue the use of an "inspection team" to inspect all deteriorated and dilapidated housing units in the City. This team carries out appropriate action such as giving instructions, red tagging, posting and removal of housing units when necessary. The team approach incorporates staff from departments having expertise in the area of inspection for safety, sanitation, and structural adequacy.	?	Status still to be determined.
4	It is the policy of the City of Visalia 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.	✓	

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Policy		Status	Comments
5	The policies regarding unsafe and unsanitary structures, as contained herein, shall apply equally well to other structures that are used by the public, such as restaurants and theaters and those which are classified within this report as “critical facilities.”	✓	
6	It is the policy of the City of Visalia, through land use planning process and Building Department programs, to locate such structures as nursing homes, housing for the elderly, and other housing for the mentally and physically infirm within reasonable distance (3 miles or 3 minutes) from fire stations.	✓	
7	It is the policy of the City of Visalia to develop better standards for addressing buildings so as to assist emergency service personnel in locating structures in case of disaster.	?	Be more specific
8	It is the policy of the City of Visalia 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. This would apply to private companies that wish to have better protection, as well as public buildings and other structures where the Fire Chief and/or the building inspector deem it necessary to have such protection.	?	Status still to be determined.
Education and Disaster Preparedness			
1	It is the policy of the City of Visalia to encourage and law enforcement departments to periodically conduct joint training exercises with the goal of developing the best possible coordinated action in fire suppression and crowd control.	✓	
2	It is the policy of the City of Visalia to rely on the Tulare County Office of Emergency Services to maintain inventories of available resources to be used during disasters.	?	Status still to be determined.
3	It is the policy of the City of Visalia to continue to upgrade preparedness strategies and techniques at all levels of government so as to be prepared when disaster, either natural or man-made occurs.	?	Vague, too generic
4	It is the policy of the City of Visalia to encourage the Visalia City Fire Chief to continue to increase his efforts toward inducing the public to reduce risk.	?	Avoid use of “encourage” in policies
5	It is the policy of the City of Visalia to work to reduce the possibilities of conflagration due to fire of a combination of fire, flood ad seismic disasters, so that the objectives of the Insurance Services office can be more adequately met and eventual reduction in the cost of insurance premiums may result.	✗	Policy to reduce fire risk is already stated; discussion of insurance context is unnecessary
6	The City of Visalia shall 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” personnel.	✓	
7	It is the policy of the City of Visalia to carry out education programs through the public and private schools, the libraries, police and fire departments, the news media, civic organizations and through various related City departments as the Planning and Building departments	?	Integrate with preceding policy
8	Education programs carried out by the City of Visalia shall seek to reach all age groups, socio-economic classes, and both urban and rural residents. Education programs should be offered in both Spanish and English, as appropriate.	?	Integrate with Policy 6
Environment			
1	The City of Visalia shall continue to enforce weed abatement in order to promote fire safety.	✓	

Policy	Status	Comments
2 It is the policy of the City of Visalia to assist in solving the incendiary problem by improving present law enforcement and investigation equipment, adapting equipment available in other fields; and purchasing new equipment where needed. No-burn laws should be given greater emphasis, particularly in areas outside of immediate response zones of fire stations.	✓	Clarify intention regarding no-burn laws
3 A priority of consumptive uses in herby recommended by the Visalia City Council for various water resources to insure availability of adequate supplies to meet public health and safety needs, and for resource protection Suggested priority: 1. Potable water supply, fire protection, and domestic use 2. Resource protection and preservation 3. Industrial, irrigation and commercial uses 4. Water-oriented or water-enhanced recreation 5. Air conditioning	✓	
4 The City of Visalia shall maintain the recommendations contained in the County Flood Control Master Plan	?	Update as warranted
Management and Funding		
1 It is the policy of the City of Visalia to encourage fire control agencies to continue to keep fire data in a form that combines the following 1. Number of fires by activity and area 2. Number of users in the activity 3. Number of fires by ignition index in State responsibility areas 4. Any other methods determined by the Safety Committee and necessary	?	Avoid use of “encourage” in policies. Status still to be determined.
2 It is recommended that the City Fire Chief maintain statistical information in a form that can be geographically indexed for cost benefit analysis by the City Manager.	?	Be stronger. Update as warranted
3 It is the policy of the City of Visalia to continue to implement, through the subdivision and zoning procedure, the recommendations contained within flood plain management studies already completed by the County Planning Department as Part of the ongoing safety requirements to be considered within the development process.	?	Update as warranted
4 It is the policy of the City of Visalia to encourage the enlistment of the aid of courts, prosecuting attorneys, and the general public to make present laws more effective in dealing with the problems of illegal use of fire and fire-causing practices.	✗	Not really appropriate General Plan policy
5 It is the policy of the City of Visalia to have a technically qualified communications officer to address the problem of communications within the City.	✗	Not really appropriate General Plan policy
6 During major disasters, the primary coordinating official, on behalf of the City Council, shall be the City Manager	✗	Not really appropriate General Plan policy
Public Safety and Standards		
1 It is the policy of the City of Visalia to adopt the latest version of the Uniform Codes, including the Uniform Fire Code, current edition, as prepared by the Western Fire Chief's Association.	✓	

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Policy		Status	Comments
2	It is the policy of the City of Visalia to support adequate fire prevention teams within the City fire protection system in order to properly inspect potentially fire-hazardous structures within the jurisdiction of the city.	X	Not really appropriate General Plan policy
SEISMIC SAFETY ELEMENT			
Ordinance 2469: Adding Seismic Safety Element to Visalia General Plan			
1	Integration of seismic element with other General Plan Elements	X	Declarative of a legal requirement; not needed
2	Develop a Safety Element to the General Plan	X	Declarative of a legal requirement; not needed
3	Develop an Earthquake Disaster Plan	?	Status still to be determined.
4	Develop liaison with County Emergency Services and coordinate local emergency procedures with them	?	Status still to be determined.
5	Establish a public relations and education program to create community awareness	?	Update as warranted
6	Consideration of seismic and secondary hazard aspects in the environmental impact assessment process	?	Vague, too generic
7	Develop subdivision and zoning ordinance review to include seismic considerations	?	Update as warranted
8	Recommendation for site investigations: <ul style="list-style-type: none"> 1. landslides 2. Subsidence/settlement 3. flooding 	?	Vague, too generic
9	The building code enforcement program shall conform to the latest edition of the Uniform Building Code	✓	
10	City Building Inspector shall inspect unoccupied existing unreinforced masonry structures and develop condemnation procedures of dangerous building ordinance	?	Update as warranted
11	Coordinate with Tulare County to consult with a qualified engineering geologist to periodically review the Seismic Safety Element	✓	
12	Building inspector should review critical facilities constructed prior to 1948	?	Be stronger
SCENIC HIGHWAYS ELEMENT			
Policies			
1	Adopt this Scenic Highways Element as an element of the Visalia General Plan. This report specifically described that portion of Highway 198 which is located within the Visalia Urban Area Boundary and is eligible for designation as an official state scenic highway	X	Declarative of a legal requirement; not needed
2	Prepare for adoption of a master plan for the area of ¼ mile north and south of Highway 198 from County Center Drive to Highway 99. This is to complete planning for the area of highway under local jurisdiction and be used in conjunction with the "Highway 198-East" amendment to the General Plan	X	Specific Plan was completed
3	Adopt a revised sign ordinance which specifies requirements and limitation of advertisement along scenic highways	?	Update as warranted

Policy		Status	Comments
4	Adopt and apply Planned Community Zoning to the land area within the scenic highway corridor. The intent is to exclude industrial and heavy commercial uses which would detract from the aesthetic value of the corridor.	?	Update as warranted
5	Consider city streets for designation as “Scenic city drives” where conditions of aesthetic quality warrant protection.	X	
6	Work with the County of Tulare to encourage property owners adjacent to Highway 198 and located within a designated “Scenic Resource Area” to establish agricultural preserves	X	Vague, too generic
7	In order to maintain the viability of the agricultural land within the scenic corridor, it is recommended that the city encourage Tulare County to zone all agricultural land areas to an AE-20 zoning classification. Such a change would assure that no parcels could be broken down below 20 acres thus maintaining the viability of agriculture.	?	Update as warranted

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