

# 1 INTRODUCTION

The Visalia 2030 General Plan articulates a vision for the City that draws from the ideas of the many citizens, business owners, elected officials, and City staff who participated in the planning process, under the leadership provided by the General Plan Update Review Committee (GPURC). The Plan envisions Visalia as a vibrant, growing city, infused with a sense of heritage and community. The Plan supports the community's vision to preserve the desirable qualities that make Visalia an ideal place to live, work, and play.

The Visalia General Plan is not merely a compendium of ideas and wish lists. It is general but comprehensive, long-range in scope but with many near-term actions. It lays out policies and implementation strategies for the next two decades. The defined policies, maps, standards, guidelines and actions to be undertaken by the City focus on what is concrete and achievable in order to accommodate the future population.

Broad objectives such as “economic development,” “quality of life” and “neighborhood character” are meaningful only if translated into actions that are tangible and can be implemented. State law requires that many City regulations, requirements and actions be consistent with the General Plan, therefore, regular ongoing use of the Plan is essential.

## 1.1 PURPOSE OF THE GENERAL PLAN

The General Plan Update was initiated to take a comprehensive look at where the City is, where it would like to be in the future and to create a vision of what Visalia should be like in 2030. Some areas of the City may change very little in this timeframe, and others may change dramatically. The General Plan focuses on current community needs and neighborhood character, economic development opportunities and challenges, how to encourage mixed use and infill development and appropriate development outside the current City limits. Lastly, it responds to residents' preferences about where different land uses such as housing, shopping, industry, parks and recreation, and public facilities should be located and how City resources should be used to achieve the Plan's goals.

Key elements of the General Plan include strengthening of existing activity centers and commercial corridors in the city, as well as expansion of the city's industrial capacity, retail base, and new residential neighborhoods. Specific concepts include invigorating Downtown and East Downtown; establishing new, inclusive neighborhoods, each with an activity node, community facilities, and a range of housing types; expanding industrial land north of Riggins Avenue and south of the Airport; and providing an enhanced open space network through conservation of natural waterways, improvements to existing parks, and provision of new parks throughout the City.



*The General Plan Update was initiated to take a comprehensive look at where the City is, where it would like to be in future, and to create a vision of what Visalia should be like in 2030.*

Thus, this General Plan has been prepared to:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Establish long-range development policies that will guide the Community Development Department, Public Works Department, Finance Department, Police Department, Fire Department, Parks Department and City Council decision-making;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with plan policies;
- Reflect Visalia’s current planning and economic development efforts;
- Plan in a manner that improves the quality of life for the whole community and meets future land needs based on the projected population and job growth;
- Allow City departments, other public agencies, and private developers to design projects that will preserve and enhance community character and environmental resources, promote sustainability, and minimize hazards; and
- Provide the basis for establishing detailed plans and implementation programs, such as the zoning and subdivision regulations, specific and master plans, and the Capital Improvement Program.

## 1.2 GENERAL PLAN REQUIREMENTS

State law requires each California municipality to prepare a general plan. A general plan is defined as “a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” State requirements call for general plans that “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”

A city’s general plan has been described as its constitution for development – the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment must be made. California’s tradition of allowing local authority over land use decisions means that the State’s cities have considerable flexibility in preparing their general plans.

While allowing considerable flexibility, State planning laws do establish some requirements for the issues that general plans must address. The California Government Code (Section 65300) establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans:

- *The General Plan Must Be Comprehensive.* This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas that the city determines are relevant to its planning. Second, the general plan must address the full range of issues that affect the city’s physical development.

- *The General Plan Must Be Internally Consistent.* This requirement means that the general plan must fully integrate its separate parts and relate them to each other without conflict. “Horizontal” consistency applies both to figures and diagrams as well as general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- *The General Plan Must Be Long-Range.* Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

### Consistency Requirements within the General Plan

The General Plan includes the six of the seven elements required by State law: Land Use, Circulation, Open Space, Conservation, Safety, and Noise. Open Space and Conservation are combined, as are Safety and Noise. It also includes two optional elements that address local concerns: Historic Preservation and Parks, Schools, Community Facilities, and Utilities.

The current Housing Element was adopted as a separate volume.

**Table 1-1** outlines how the required elements are incorporated into the Visalia 2030 General Plan.

**Table 1-1: Required Elements & General Plan Elements Correspondence**

<i>Required Elements</i>	<i>General Plan Element</i>
Land Use	Chapter 2: Land Use
Circulation	Chapter 4: Transportation
Open Space	Chapter 6: Open Space & Conservation
Conservation	Chapter 6: Open Space & Conservation Chapter 7: Air Quality & Greenhouse Gases
Safety	Chapter 8: Safety & Noise
Noise	Chapter 8: Safety & Noise
Housing	Contained in a separate volume, adopted



*General Plans must consider environmental justice in preparing policies and implementation programs, and in creating the physical framework for development. (Top)*

*The Planning Area includes the City of Visalia as well as land outside its boundaries which bears relation to its planning. (Bottom)*

## Environmental Justice

State law now requires General Plans to include consideration of environmental justice in preparing policies and implementation programs, and in creating the physical framework for development. The problems of environmental justice that the General Plan can address include procedural inequities and geographic inequities.

- Procedural inequities might include “stacking” commissions or committees with individuals who ignore the interests of minority and low-income residents, holding meetings at times and places that minimize the ability of low-income residents to participate, using English-only communications when non-English speaking populations may be affected by land use decisions, and requiring lower levels of mitigation for projects affecting low-income and minority populations.
- Geographic inequities might include providing fewer public services, transit services, and parks for minority and low-income residents than for middle- and upper-income residents.

Several new policy initiatives, distributed throughout the General Plan, are included to address environmental justice.

## 1.3 PLANNING CONTEXT

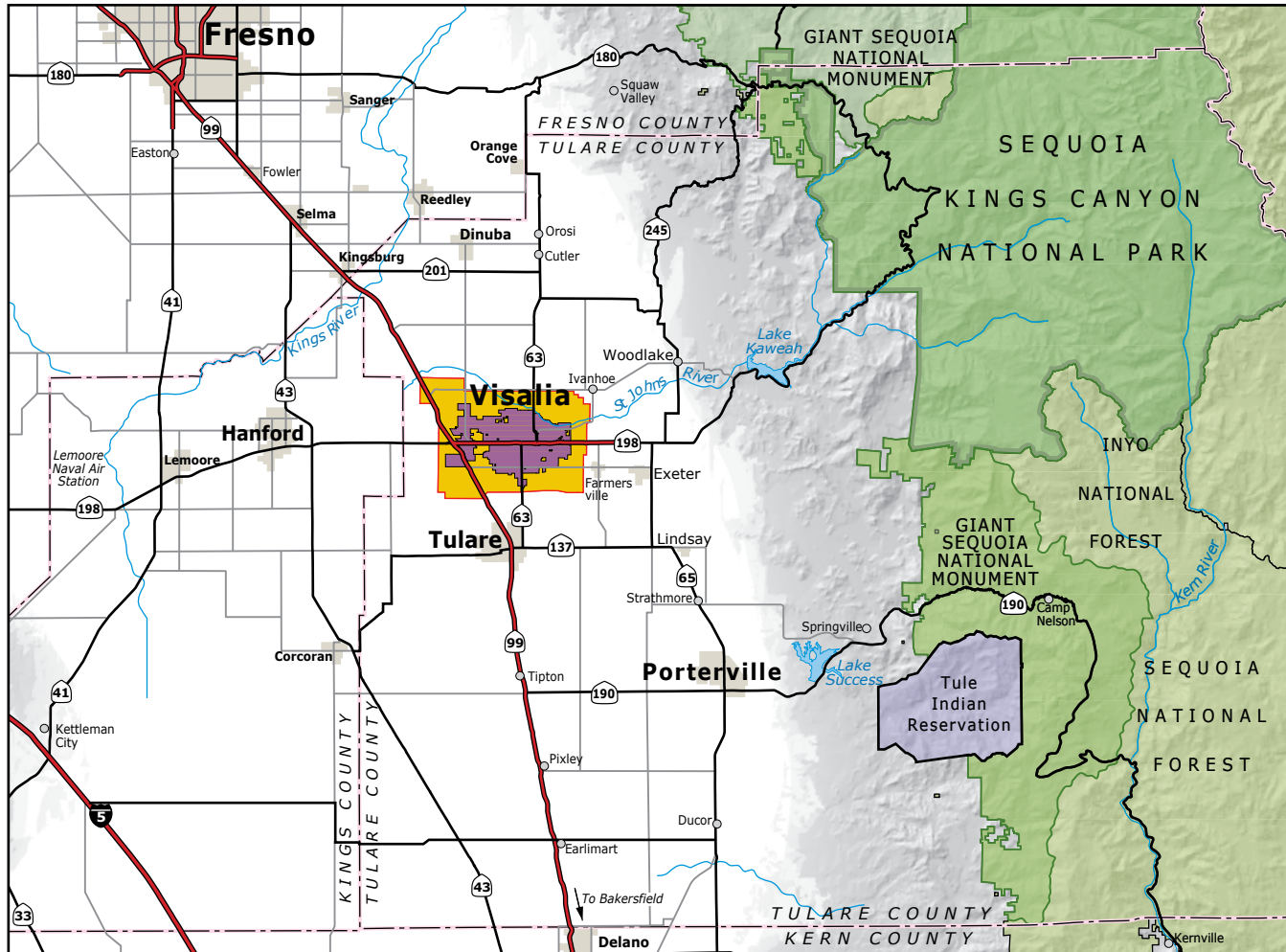
### Regional Location

The City of Visalia, located in the Central Valley, covers an area of approximately 36 square miles. The City is situated in northwestern Tulare County, north of the City of Tulare and west of the City of Farmersville (**Figure 1-1**). The City of Hanford, in Kings County, lies 12 miles to the west. Most of the remaining land uses surrounding the city are agricultural in nature. With a 2010 population of 124,440, Visalia is the largest city in Tulare County.

Highway 198 passes east-west through the center of the city, while Highway 99 runs north-south along the western edge of the city. Highway 63 passes north-south through the center of the city. The city is also served by transit, including the Visalia City Coach (VCC) and Tulare County Area Transit (TCAT). Amtrak connects to Visalia via a bus service from the train station in Hanford. Additionally, the city is served by the Visalia Municipal Airport, which is located at the city’s western edge, along Highway 99. Several creeks, rivers, and canals run through and adjacent to the city, including the St. John’s River, which forms the northeast border of the city. Mill, Packwood, and Persian creeks run east-west through the city.

### Planning Area

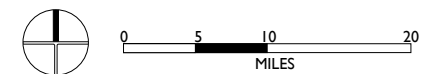
The Planning Area is the geographic area for which the General Plan establishes policies about future urban growth, long-term agricultural activity, and natural resource conservation. The boundary of the planning area was determined by the GPURC in response to State law requiring each city to include in



**Figure 1-1: Regional Location**

- Visalia City Limits
- Planning Area
- National Park
- National Monument
- National Forest
- Foothill Growth Management Plan
- Tule Indian Reservation
- County

Sources:  
 Planning Area Boundary, Dyett & Bhatia, 2005;  
 Foothill Growth Management Plan Boundary,  
 Tulare County, 2005; Roads, Hydrologic Features,  
 Cities and County Boundaries, California Spatial  
 Information Library, 1992-1999.



its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300).

The Planning Area comprises all land within the city limits as well as neighboring unincorporated land, including the community of Goshen (**Figure 1-2**). It encompasses approximately 104 square miles or 66,640 acres. It is roughly bounded by Avenue 328 to the north; Road 158 and Mariposa Avenue to the east; Avenue 264 and Avenue 260 to the south; and Road 64 and Road 52 to the west.

Contained within the planning area is Visalia’s Sphere of Influence (SOI). The SOI is a boundary that encompasses lands that are expected to ultimately be annexed by the City. Visalia’s SOI is determined by the Tulare County Local Agency Formation Commission (LAFCO), which is an entity empowered to review and approve proposed boundary changes and annexations by incorporated municipalities, determines the SOI. Portions of the Planning Area beyond the SOI may or may not be annexed to Visalia, but are still considered to be related to and influenced by the City’s planning.

### History of Visalia

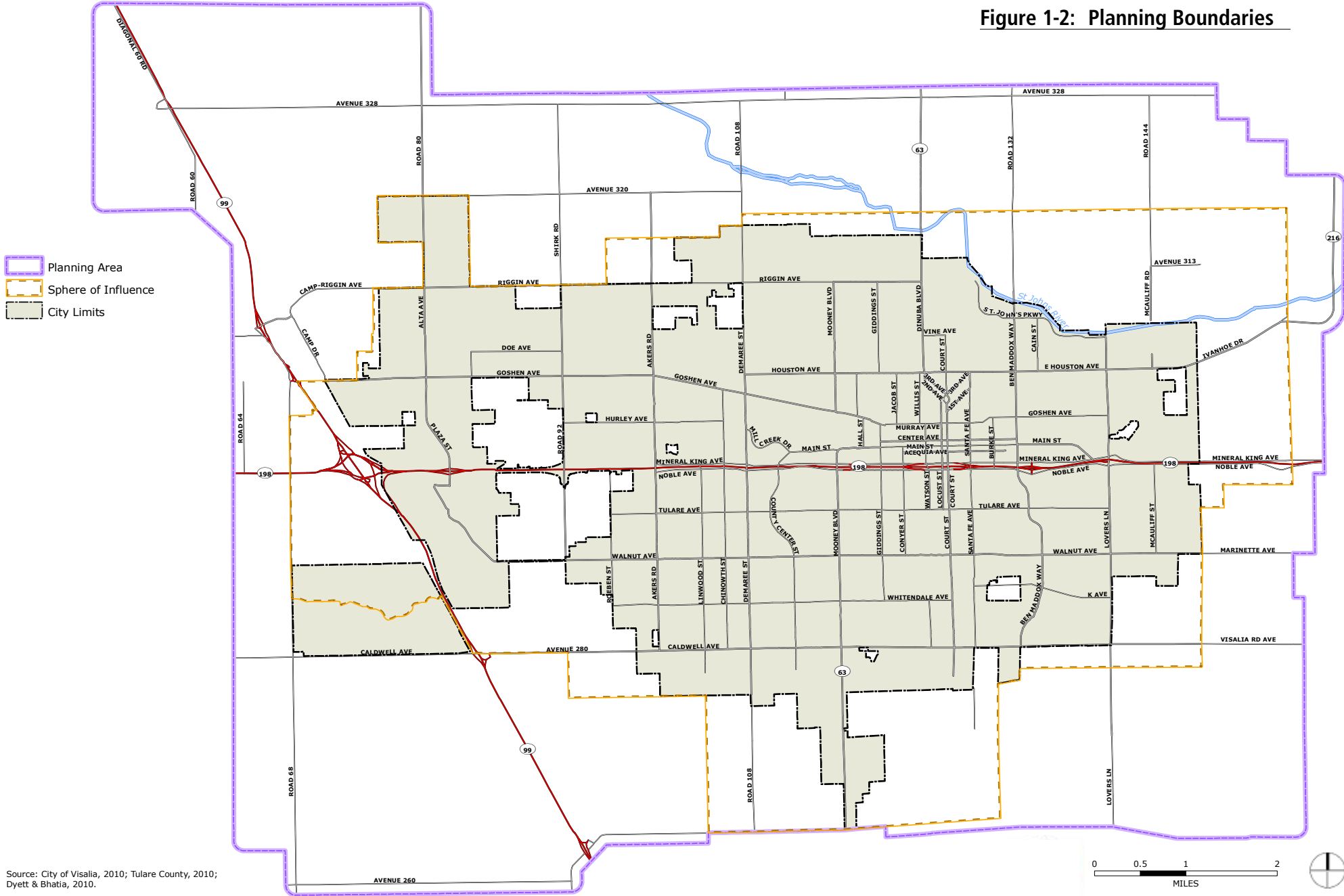
Founded in 1852, Visalia drew its livelihood from the gold mines of the Sierra foothills and the fertile Kaweah River Delta. The town of 500 became the Tulare County seat in 1853 but was governed by the Board of Supervisors until its incorporation in 1864. Through expansion in the farming, cattle ranching, transportation, and trade, Visalia’s population continued to grow. By 1900, when Visalia became a main

line stop on the Valley Railroad, it was home to over 3,000 residents. The Tulare County Farm Bureau formed in 1916 and in 1940 established the first stockyards of its kind in the region at its present location near downtown Visalia.

Visalia’s urban form differs from many other Central Valley towns on account of its separation from the main north-south rail line. Visalia was connected by several feeder lines, and therefore its street grid follows the conventional cardinal directions. Many Valley towns aligned their original streets with the diagonal railroad right of way. However, Visalia’s core is still marked by a formal grid shift to a diagonal pattern around Oval Park, just north of downtown.

**Figure 1-3** illustrates Visalia’s historical growth. The city grew steadily through the first half of the 20<sup>th</sup> century; until 1950, both the city limits and overall urbanization remained strictly centered around the downtown. Faster growth and annexation began in the 1960s, when much of California experienced rapid suburban expansion. This period saw the development of the Visalia Municipal Airport, adjacent to Highway 99, and annexation of significant land area south and west of the traditional urban center. While not all of this land was immediately developed, Visalia was positioning itself for future growth in those directions. By the 1990s, development had filled out the majority of the incorporated area, with notable residential development south of Highway 198 and industrial development beginning in the northwest. In the last 15 years, residential growth in the northern and eastern portions of the city has balanced out earlier development in the south. Development of the northwest industrial area has also continued.

Figure 1-2: Planning Boundaries

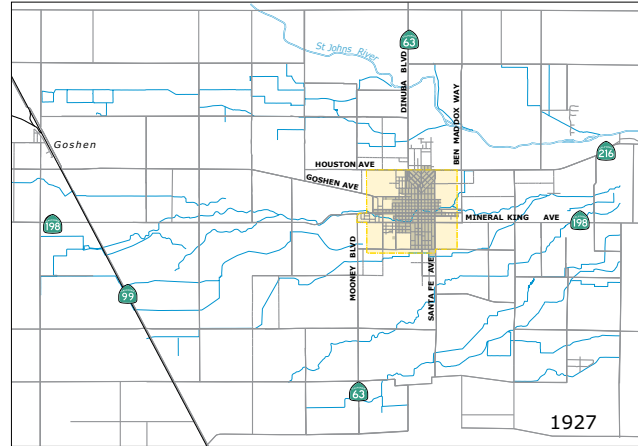


Source: City of Visalia, 2010; Tulare County, 2010; Dyett & Bhatia, 2010.

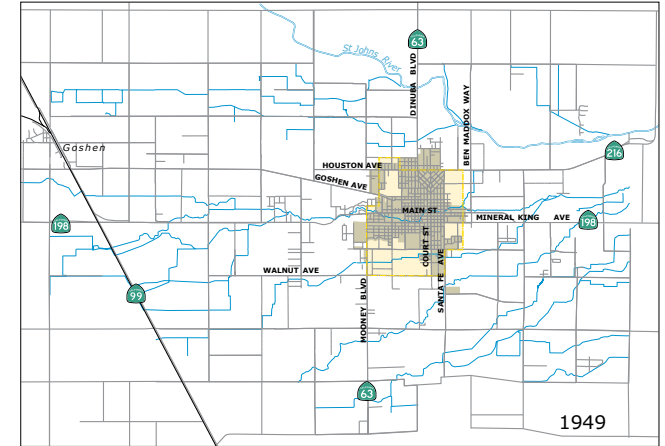
**Figure 1-3: Historical Growth**



1892

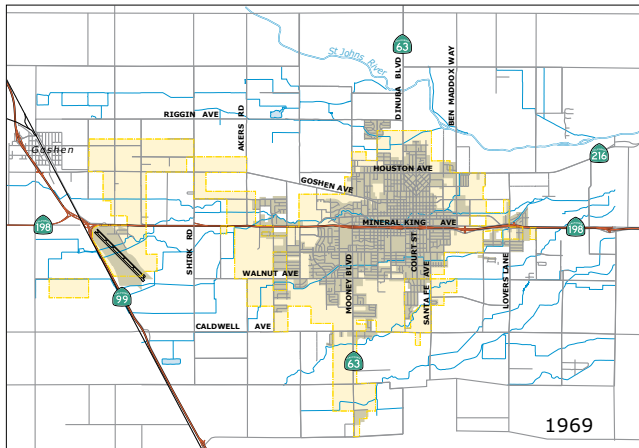


1927

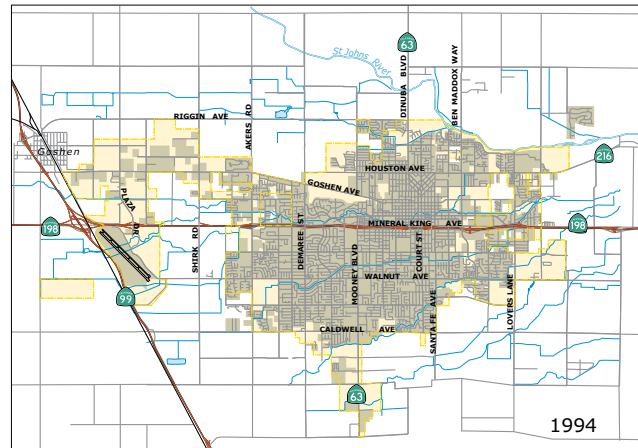


1949

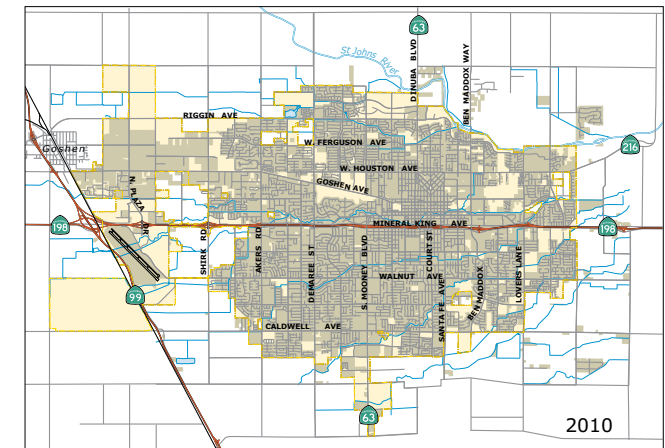
Developed Land City Limits



1969



1994



2010



## 1.4 PUBLIC PARTICIPATION PROCESS

The General Plan update was initiated in the summer of 2009. In order for the General Plan to accurately address community needs and values, a comprehensive public process of obtaining the input of residents, businesses, and property owners as well as City officials was initiated. The General Plan Update Review Committee (GPURC) provided leadership throughout this process. This involved the sharing of information and ideas between elected and appointed officials, City staff, the planning consultants, and residents. The following methods were used over the course of the General Plan update to ensure the community's full participation:

- *Stakeholder Interviews.* Interviews were conducted with 47 representatives of various community stakeholders and organizations.
- *Community Workshops.* The first Community Workshop on Visioning and Planning Issues was held on June 9, 2010. Approximately 75 community members attended. A subsequent workshop on sketch plan concepts was held on

June 2, 2011. Small group discussions allowed for the 60 to 70 workshop participants to discuss issues and be heard in informal settings. Spanish translators and translation of workshop materials were made available at each workshop.

- *Town Hall Meetings and Focus Groups.* A series of four “Town Hall” style meetings, one in each quadrant of the city, were held in May 2011. These meetings allowed residents to discuss the overall themes of the General Plan and the Growth Concepts, as well as any neighborhood-specific issues, in a smaller group setting. Attendance ranged from 13 to 33 participants per meeting, totaling approximately 80. Also in May 2011, three focus groups were conducted, specifically aimed at engaging low-income and non-English-speaking communities who are traditionally less involved in planning processes. A total of 36 community members attended. Interpretation was provided in Spanish, Hmong, and Lahu.



*The General Plan Update Review Committee served as a “sounding board” for ideas and alternatives during the update process, formulating consensus and providing direction for City staff and consultant team work.*



Community members participated in three large community workshops, to identify key principles, evaluate alternatives, and consider the draft General Plan. (Top)

“Town Hall” style meetings were held each quadrant of the city, allowing residents to discuss the overall themes of the General Plan as well as neighborhood-specific issues. (Bottom)

- *Presentations to groups.* City staff was invited to make presentations before business, educational, social, and non-profit segments of the community to discuss the General Plan Update and the Growth Concepts Report.
- *General Plan Update Review Committee.* The General Plan Update Review Committee served as a “sounding board” for ideas and alternatives during the update process, formulating consensus and providing direction for City staff and consultant team work. The GPURC also heard public comment and participated with invited speakers in discussions on a range of planning topics. Committee members also attended public workshops to facilitate dialogue and understand community concerns. The Committee held 33 meetings throughout the process, through February 2012).
- *Joint City Council meetings.* These were held with Visalia Unified School District Board of Trustees, College of the Sequoias District Board of Trustees, and Kaweah Delta Health Care District Board of Directors. Joint meetings included discussion items on the General Plan Update to focus on specific issues relating to these entities. These meetings were open to the public.
- *Other City Commissions and Committees.* Other City Commissions and Advisory Committees with GPURC representation also met periodically to discuss issues and concerns pertaining to the General Plan Update and provide comments on documents prepared.
- *Newsletter and Survey.* The City published a newsletter in English and Spanish to introduce the planning process and provide details on

means of participation. The newsletter, distributed in May 2010, also contained a survey on issues and priorities for the new General Plan, which was also translated into Spanish. Respondents could mail in the survey or deposit it at City offices; alternatively, community members could access the survey in both languages online from the General Plan Update website and complete it electronically. In all, 634 surveys were returned. The newsletter and survey were distributed to City residents, property owners, business owners, developers, service organizations, and other interested agencies as inserts into three local newspapers. Copies were also available at various City sites, including recreation centers, and City Hall offices.

- *Project Website.* A new website was created for the General Plan Update process, linked to the main City website. All meeting agendas, staff reports, workshop summaries, planning documents and maps created during the update process were posted on the site. The website also allowed interested community members to submit comments and sign up for the General Plan Update mailing list. The website can be accessed at: <http://www.visaliageneralplanupdate.com>.
- *General Plan Update Mailing List.* Those interested in receiving information and notices were placed on the General Plan update email distribution.
- *Printed Documents.* Copies of the results from GPURC, Planning Commission and City Council meetings, workshops, and presentations were summarized and made available on the project website and at City Hall.

## 1.5 GENERAL PLAN THEMES & KEY INITIATIVES

Several themes for the General Plan were identified and considered by the GPURC, based on input by the public and from key stakeholders and City staff.

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

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

## 1.6 DEVELOPMENT UNDER THE PLAN

Full development under the General Plan is referred to as “buildout.” It should be noted that when buildout will actually occur is not specified in or anticipated by the Plan, and designation of a site for a certain use does not necessarily mean that the site will be built/redeveloped with the designated use by 2030, the horizon year of the Plan.

### Residential Development

**Table 1-2** tracks the existing and additional housing units expected under the General Plan buildout. As shown, approximately 43,900 units currently exist in the Planning Area. The General Plan is intended to accommodate an additional 32,200 units, through both new and infill development. In total, General Plan buildout will result in approximately 76,100 housing units in the Planning Area.



*Buildout of the General Plan will accommodate a population of approximately 210,000, up from 124,440 in 2010.*

### Buildout Population

Visalia’s population of 124,440 in 2010 (from the U.S. Census) represents a 36 percent increase over its 2000 population of 91,565—an annual growth rate of 3.1 percent. The city’s population increased most rapidly in the 1960s and 1970s, nearly doubling over the course of each decade. Since 1980, the population has increased at an average rate of nearly four percent annually. Buildout of the General Plan will accommodate a population of approximately 210,000 in the Planning Area, which represents an annual population growth rate of 2.6 percent. **Table 1-3** shows the current and estimated buildout populations for the Planning Area.

### Non-Residential Development

**Table 1-4** summarizes the additional non-residential floor area expected under the General Plan buildout. The General Plan is intended to accommodate

an additional 25.6 million square feet of non-residential space of the types listed. Close to half of this new space is designated for industrial development.

### Buildout Employment

At buildout, the Planning Area will accommodate approximately 93,730 jobs, an increase of about 42 percent over the current estimated City of Visalia employment of 65,900. This represents an annual job growth rate of about 1.8 percent from 2010 to 2030. **Table 1-5** shows the current and estimated buildout employment for the Planning Area, including both pipeline and future projects.

### Jobs/Employed Resident Balance

A city’s ratio of jobs/employed residents would be 1:1 if the number of jobs in the city equaled the number of employed residents. In theory, such a balance would eliminate the need for commuting. More real-

**Table 1-2: Residential Development**

<i>Existing Units (2010)</i>	<i>Additional Units Under General Plan Buildout</i>	<i>Total Housing Units at Buildout (2030)</i>
44,200	32,200	76,100

*Source: City of Visalia, Dyett & Bhatia, 2012*

**Table 1-3: Population**

<i>Existing Population (2010)</i>	<i>From Additional Units Under General Plan Buildout</i>	<i>Buildout Population (2030)</i>
124,440	85,560	210,000

*Sources: Existing population: US Census Bureau, 2010; Projections: Dyett & Bhatia, 2012.*

**Table 1-4: Non-Residential Floor Area**

Type	Additional Floor Area (in thousands of square feet)
Retail	3,570
Office	860
Service	4,040
Industrial	9,690
Public	4,590
<b>TOTAL</b>	<b>22,570</b>

Sources: City of Visalia; Dyett & Bhatia, 2013.

**Table 1-5: Employment by Sector**

Type	Existing Employment (2010)	Additional Employment Under General Plan Buildout	Buildout Employment (2030)
Retail	11,180	7,030	18,210
Office	4,700	2,080	6,780
Service	25,960	7,030	32,990
Education	4,570	900	5,470
Government	6,500	1,120	7,620
Agriculture	700	0	700
Industrial	12,300	9,670	21,970
<b>TOTAL</b>	<b>65,900</b>	<b>27,830</b>	<b>93,730</b>

Note: Assumes the following job generation ratios per square feet: 350 for Office except 1,500 in Business Research Park areas; 400-600 for Retail and Service, depending on type; 500 for Government; and 1,000 for Industrial. Education jobs are assumed at 35, 50, and 100 jobs per elementary, middle, and high school, respectively. Totals may not sum precisely due to rounding.

Source: Dyett & Bhatia, 2013



The Parks, Schools, Community Facilities, and Utilities Element includes policies for future amenities like the Sports Park, above.

istically, a balance means that in-commuting and out-commuting are matched, leading to efficient use of the transportation system, particularly during peak hours. The current jobs/employed residents ratio in Visalia is 1.25:1, which means that the number of jobs in the City is somewhat greater than the number of employed residents. At buildout, the General Plan will add more residents than jobs, bringing the jobs/employment balance to 1.12:1. Table 1-6 displays existing and projected jobs per employed residents ratios.

## 1.7 PLAN ORGANIZATION

### General Plan Structure

The Visalia 2030 General Plan is organized into the following chapters and elements:

- *Introduction.* This introductory chapter includes General Plan objectives and key initiatives, State requirements, and requirements for administration of the Plan. In addition, the projected development under General Plan buildout is summarized and overarching themes of the Plan are presented.

- *Land Use.* This element provides the physical framework for development in the City. It establishes policies related to the location and intensity of new development, citywide land use and growth management policies. The Land Use element also contains policies on economic development and city design.
- *Historic Preservation.* This element describes Visalia’s existing historic buildings and historic district, and outlines a program for enhancing protection of historic resources in the context of growth under the General Plan.
- *Circulation.* This element includes policies, programs, and standards to maintain efficient circulation for vehicles and alternative modes of transportation. It creates a framework for provision of “Complete Streets,” identifies future street and bikeway improvements, and addresses parking, local and regional public transit, goods movement, and long-term plans for the municipal airport.
- *Parks, Schools, Community Facilities, and Utilities.* This element provides an inventory of existing and planned parks, recreation facilities, public schools, and other community facilities and defines policies and standards relating to these services

**Table 1-6: Jobs per Employed Residents**

	Existing (2010)	Buildout (2030)
Jobs	65,900	93,730
Employed Residents	52,700	84,000
Jobs/Employed Residents	1.25	1.12

Note: Employed Residents assumed to be approximately 40 percent of total population, based on 2005-2010 American Community Survey data for labor force.

Sources: Tulare Council of Governments (TCAG), 2010; US Census Bureau, 2012; Dyett & Bhatia, 2013.

and amenities. The element addresses existing and future demand for water, wastewater, solid waste services, and other public facilities.

- *Open Space and Conservation.* This element outlines policies relating to the preservation of open space and the conservation of natural resources, including agricultural, geologic, biological, water, and cultural resources.
- *Air Quality and Greenhouse Gases.* This element addresses air quality and strategies for reducing the City's contribution to greenhouse gas emissions and global climate change. The element complies with the requirements of AB 170 for jurisdictions in the San Joaquin Valley for air quality.
- *Safety and Noise.* This element addresses the risks posed by geologic hazards, wildland fire, hazardous materials, and flooding. It also discusses emergency response, safety service response standards, and evacuation routes. The element also includes policies and standards to limit the impacts of noise sources throughout the City. Future noise contours are illustrated in order to facilitate administration of noise policies and standards.
- *Implementation.* The Implementation chapter provides an overview of the implementation and monitoring program for this General Plan.

### Policy Structure

Each element of the General Plan includes brief background information to establish the context for policies in the element. This background material is neither a comprehensive statement of existing conditions

nor does it contain adopted information. This background information is followed by two sets of policies:

- *Objectives* are the City's statements of its goals and broad intentions for topic areas.
- *Policies* represent commitments to specific standards or actions to implement the objectives. They may refer to existing programs or call for establishment of new ones.

Together, objectives and policies articulate a vision for Visalia that the General Plan seeks to achieve. They also provide protection for the City's resources by establishing planning requirements, programs, standards, and criteria for project review. Explanatory material or commentary accompanies some policies. Commentary provides background information or is intended to guide Plan implementation. The use of "should" or "would" indicates that a statement is advisory, not binding; details will need to be resolved in General Plan implementation. Where the same topic is addressed in more than one element, sections and policies are cross-referenced.

### 1.8 ADMINISTRATION OF THE PLAN

The General Plan is intended to be a dynamic document. As such, it may be subject to site-specific and comprehensive amendments over time, amendments that may be needed to conform to State or federal law passed after adoption, or to eliminate or modify policies that may become obsolete or unrealistic over time due to changed conditions, such as the completion of a task or project, development on a site, or adoption of an ordinance or plan.

## Annual Report

It is good planning practice to provide an annual report to the local legislative body on the status of the general plan and progress in its implementation. This report provides an opportunity to investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan. The report should include a summary of all general plan amendments adopted during the preceding year, as well as a work program for the upcoming year. The work program should outline upcoming projects and any general plan issues that need to be addressed. Also as part of the annual report, any mitigation monitoring and reporting requirements prescribed by the California Environmental Quality Act (CEQA) as identified in the general plan environmental impact report (EIR) should be addressed because they are closely tied to plan implementation.

All cities must also submit a progress report to the State on Housing Element implementation, which must include an analysis of the progress in meeting the city's share of regional housing needs and local efforts to remove governmental constraints to maintenance, improvement, and development of workforce housing (Government Code Sections 65583, 65584). Visalia staff will continue to submit the Housing Element report to the State annually.