



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 27, 2016

**PROJECT PLANNER:** Paul Scheibel, AICP, Principal Planner  
(713-4369)

**SUBJECT:** Housing Element Update: General Plan Amendment GPA 2016-06, a Request by the City of Visalia to Adopt the 5<sup>th</sup> Cycle Housing Element Update (Public Hearing continued from the June 13, 2016, Planning Commission meeting)

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the Housing Element Update. The recommendation is based on the proposed Housing Element Update's consistency with the General Plan and State housing and community development law.

## RECOMMENDED MOTION

I move to recommend that the City Council approve General Plan Amendment No. 2016-06, adopting the 5<sup>th</sup> Cycle Housing Element Update by adoption of Resolution No. 2016-37.

## PROJECT EVALUATION

### Background

State law (CGC Section 65580) requires cities to update their Housing Elements and be certified by the State Department of Housing and Community Development (HCD) at prescribed intervals. The City of Visalia's General Plan Housing Element (HE Update) was last updated in March 2010, and covered a 7 1/2 year period from January 1, 2007 to June 30, 2014. The Housing Element was certified by the State of California, as required by State law in March 2010. The next Housing Element Cycle (referred to by the State as the 5<sup>th</sup> Cycle) covers an 8 1/2 year period from January 1, 2015 to December 31, 2023. The City's preparation for the 5<sup>th</sup> Cycle Housing Element update began in May 2015 with the City Council's direction for proceeding on the work program for the Update. The Council also directed staff to convene the Housing Element Technical Advisory Committee (HTAC). The City Council's general direction was to build from the 2010 Housing Element's RHNA and existing goals, policies, and programs to the fullest extent feasible.

### Summary:

Based on the new Regional Housing Needs Assessment Plan (RHNA), the City was assigned responsibility to designate lands at required densities capable of accommodating 10,021 total housing units for the covered period (2015-2023). Of this total, 4,547 units, which translates to 46% of the total housing units, are assigned for Low, Very Low, and Extremely Low categories. By comparison, under the 2005 Housing Element, the City was required to facilitate 8,650 units.

### Previous and New RHNA Allocations by Income Category

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Previous RHNA	1,154	1,154	1,848	2,279	7,400	13,835
Percentage of Total	8.3%	8.3%	13.4%	16.5%	53.5%	100%
<b>New RHNA</b>	<b>1,308</b>	<b>1,308</b>	<b>1,931</b>	<b>1,802</b>	<b>3,672</b>	<b>10,021</b>
<b>Percentage of Total</b>	<b>13.1%</b>	<b>13.1%</b>	<b>19.3%</b>	<b>18.0%</b>	<b>36.6%</b>	<b>100%</b>

The City has lands designated at appropriate densities sufficient to accommodate the new RHNA allocations with land currently in the City limits (Growth Tier 1 under the new General Plan Land Use Element). Further, the new Land Use map enhanced the City's ability to add lands with higher density potential with the following features:

- The addition of over 86 acres of RM-2 [Medium Density Residential (10-15 units/acre)] and 118 acres of RM-3 [High Density Residential (15-35 units/acre)];
- The creation of the CMU (Commercial Mixed Use) land use designation that specifically accommodates vertical or horizontal mixed use; and,
- An In-fill Incentive Program for underutilized sites and smaller vacant sites within the Tier I Growth Boundary. The Program provides density increases, development impact fee reductions, and reduced parking requirements for qualifying projects. New Housing Element Program 2.5 will further enhance the program by increasing the density and economic incentives, increasing the affordability criteria, and increasing the site size criteria to five acres.

Other strategies to accommodate affordable housing development that were continued from the current Housing Element include:

1. Maximize Vacant Medium and High Density Land within City Limits
2. Re-use Underutilized Sites Citywide
3. Downtown and East Downtown Infill/Mixed Use
4. Second Units
5. Mixed-Use Corridor (South Mooney Blvd.)

#### **State Department of Housing and Community Development Review:**

On February 19, 2016, staff completed a screencheck draft Housing Element and forwarded the document to the State Department of Housing and Community Development (HCD) for their courtesy review. The screencheck draft document reflects the Technical Advisory Committee's general direction and specific content additions (e.g. Infill Incentive Program). HCD staff completed their courtesy review in mid-April and provided City staff with a series of comments to address prior to formal submittal of the Housing Element for certification. City staff revised the document to address HCD's comments, and forwarded the revised document as the Draft Housing Element on May 18, 2016. The State HCD formally reviewed the draft Housing Element on May 20, 2016 (Please see Attachment 1 of this report). Based on HCD's comments, staff revised the Housing Element document and forwarded the revisions to HCD on June 21, 2016.

The public hearing process may proceed concurrently with the HCD review. This procedure was also used for the 2010 Housing Element update. For the 2010 Housing Element update, the City Council approved the draft document before it was certified by HCD. The City Council authorized staff to make any necessary minor revisions in order for the Housing Element to be consistent with HCD's final review requirements. Similarly, the Planning Commission Resolution to recommend approval of the Housing Element Update contains an additional finding to that effect. As such, the Planning Commission would be expressing its intent to allow the

Housing Element to move forward through final adoption and certification without the need for subsequent Planning Commission review.

## **Discussion**

The following is a summary of the major highlights of the draft Housing Element. Generally, the key aspects of the Housing Element update reflect one or more of the following:

1. The City Council's general direction for the overall approach to complying with State Housing law;
2. The Housing Element Technical Advisory Committee's (HTAC) recommendations to implement the City's overall housing program, from the perspective of the public, private, and non-governmental service agencies whose mission is providing housing units and/or housing services to the Community; and,
3. State HCD review comments required to comply with current State Housing regulations.

Due to the fluidity of the review and revision process, the draft Housing Element document contains some minor formatting and font errors. Additionally, the table of contents section contains incorrect page references. These errors will be corrected with the final certified version of the document.

### ***1. Reduced Minimum Residential Densities for Projects on In-Fill and Mixed-Use Parcels***

For the new Housing Element, the City originally used the same formula and assumptions for anticipated project densities contained in the 2010 RHNA Land Inventory (and as discussed in the narrative on in-fill and underutilized sites in the Downtown, East Downtown, and Mooney Corridor (Housing Element Part 1, Section IV. Resource Inventory) to account for the majority of its new Very Low and Extremely Low income housing unit potential. An estimate of up to 40 units per acre was justified in large part on the basis of similar infill projects as the Town Meadows senior residences. The 2010 Housing Element relied on this category of residential development for 3,959 units.

The HCD review was critical of the anticipated development potential for the new Housing Element for two reasons. First, the HCD reviewer questioned whether the previous assumptions made in 2010 were still valid in 2015. Second, the HCD reviewer expressed concern for the lack of a codified minimum development density for mixed use or standalone residential projects.

Staff has addressed HCD's concerns by reducing by approximately one-half, the anticipated development density in Downtown and East Downtown; and by eliminating the Land Inventory's reliance on future mixed-use development along the Mooney Blvd. Corridor. This was made possible by the significant addition of Medium and High Density Residential designated land (over 50 acres) by the 2014 General Plan Land Use Map. In addition, staff has added two new Housing Element programs to track and monitor development on these RHNA Land Inventory parcels through the life of the new Housing Element. The City (or development proponent) will be required to re-designate additional parcels of similar development quality where loss of the RHNA Land Inventory parcels to non-residential development, or final residential densities fall below the quantities listed in the new RHNA Land Inventory. The new programs are:

#### **HE Program 9.4 MONITOR THE RHNA LAND INVENTORY**

Community Development staff shall monitor the RHNA land inventory to ensure that proposed development on every listed site meets or exceeds the median development density potential for that site. Development proposals proposing projects that fail to meet the median density potential shall be accompanied by an offset location equal to or superior to the RHNA site.

#### **HE Program 9.5 MONITOR CONDITIONAL USE PERMIT (CUP) REQUIREMENT IMPACTS ON AFFORDABLE HOUSING**

Community Development staff shall monitor every proposed development on RHNA land inventory sites to ensure that the effects of processing a CUP, when required, does not unreasonably delay entitlement processing, increase development costs to a degree that eliminates the project's potential affordability, or its potential development density.

## **2. In-fill Incentive Program to Implement General Plan Policy LU-P-46**

The HTAC recommends implementing LU-P-46, for projects that agree to include an affordable housing component, with greater fiscally based incentives than the program presently reflects. This is addressed by new Housing Element (HE) Program 2.5:

### **HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING**

The City shall amend the Fee Resolution to incorporate traffic impact fee reductions of 25% for residential projects that meet the amended criteria of LU-P-46, as follows:

Residential Infill Credit Criteria: A reduction in the amount of Transportation Impact Fees will be provided to all Residential Projects that meet the following criteria:

1. The project is in a location where the adjacent public street travel lanes are paved.
2. The project is seventy-five percent surrounded by existing development that has been in place an average of fifteen years or more.
3. The project is within the Tier 1 Boundary as of October 2014, as established by General Plan Land Use Policy LU-P-19.

Projects that meet the Infill Criteria:

1. Receive Transportation Impact Fee reductions as stated in General Plan Land Use Policy LU-P-46 for Priority 1 or Priority 2 Infill Incentive Zones.
2. Affordable Housing projects shall receive an additional 10% Transportation Impact Fee reduction cited in above Infill Criteria 1.

The Infill Incentive Program found in the General Plan referenced by LU-P-46 shall be amended as follows:

Priority 1 properties are those that:

- Have a parcel size of up to 5 acres.
- Have a development proposal for housing where at least 50% of the units are affordable to households earning 120 percent of Area Median Income (AMI) or below, or 20 percent are affordable to households earning 80 percent of AMI or below.

The HTAC's recommendations would expand the potential number of eligible in-fill sites by increasing the un-aggregated maximum acreage to five acres and expanding the incentives to Priority 2 areas, set the minimum traffic impact fee reduction to 25%, and a maximum fee reduction of up to 60%; while reducing the affordable housing threshold for Low and Very Low income levels to 20% instead of 30%.

## **3. Mobile Home Park Zoning Code Amendment**

The HTAC received a recommendation to reduce the inherent dis-incentives for developing new mobile home parks during community outreach process. The HTAC agreed with the commenter and directed that HE Program 3.19 be added to the new Housing Element. If included in the adopted version of the Housing Element, the revisions noted in Program 3.19 will be included in the Zoning Ordinance amendment action that follows (within one year) the adoption and certification of the Housing Element.

### **HE Program 3.19 ENCOURAGE NEW MOBILE HOME PARKS**

Revise Zoning Ordinance Section 17.32.040 Mobile home parks, as follows: Allow density to be the same density as the underlying zone district instead of the current maximum of 6 units per gross acre; side yard setbacks to be those of the R-1 zone; specified common amenities to no longer be required.

## **4. Special Needs Housing Categories**

The HCD review of the draft Housing Element disclosed a number of discrepancies between the current (and new draft version which were intended to be carried forward) Housing Element and State Housing law

interpretation. The types of housing categories are listed below, along with a summary of the required Zoning Code revision to correct the discrepancies:

Details of these Code revisions are contained in the applicable section of this Part 1 of the Housing Element Update and/or in Part 3 (Housing Element Goals, Policies, and Programs)

- *Eliminate the numerical threshold of six or fewer residents for requiring a Conditional Use Permit (CUP) for "Transitional and Supportive Housing":*  
The current Zoning Code limit of six or fewer residents for a facility that is permitted by right was originally intended to mirror the threshold for other types of care facilities. New State Housing law prohibits a numerical threshold for this and other types of special needs housing.
- *Revise the permitting process for Farmworker Housing:*  
Pursuant to new State law, Farmworker Housing up to 12 units or 36 beds must be regulated the same way that any other type of housing is allowed in zone districts that allow agriculture. Unrestricted commercial agriculture is permitted by right in the Agriculture Zone District, and in the IL (Light Industrial) and IH (Heavy Industrial) Zone Districts. The Zoning Code will be revised to permit Farmworker Housing up to 12 units or 36 beds in these zone districts.
- *Codify reasonable accommodation for persons with disabilities:*  
A new Zoning Code General Provision (Zoning Ordinance Chapter 17.02) will be added to waive any requirement for a variance or exception from the respective Zone District development standards in order to facilitate structures needed to accommodate persons with disabilities. An example of this would be a wheel chair ramp that may encroach into a front or side yard setback. As revised, the City would simply issue the appropriate building permit for the structure without first requiring a variance or exception.

#### **5. Further Streamline the Permitting Process for Multi-Family Projects:**

The HTAC recommended two new Housing Element programs (HE Program 1.3, 1.4 and 1.7) that will Zoning Code amendments. These are noted as follows:

- Increase the unit threshold for multi-family projects permitted by right from 60 units to 80 units; and,
- Permit multi-family projects up to four stories; provided the project is not adjacent to a SFR (Single-family Residential) Zone District. A proposed four story multi-family project adjacent to the SFR Zone District would require a CUP.

#### **6. Annexation Policy for Disadvantaged Unincorporated Communities (DUC)**

In order to comply with SB 244, the City is required to adopt a new General Plan Land Use policy and program to establish a process for inviting annexation of the K Road County Island. The K Road DUC is the only one of three DUC's in the Visalia Sphere of Influence that has the potential for urbanization within or adjacent to its boundaries.

As proposed by new HE Program 9.8, the City shall gauge interest in voluntary annexation by the residents, registered voters and property owners within the K Road County Island in the form of an Annexation Survey when either of two circumstances occur:

- 1- There is a development proposal within the City's corporate boundaries that is contiguous with any portion of the K Road County Island; or,
- 2- Bi-annually beginning in Calendar Year (CY) 2017. The survey shall comply with Tulare County Association of Governments (TCAG) guidelines, including: Content neutrality, bi-lingual

text (English/Spanish), and delivered to addressees of property owners, residents, and registered voters. The City shall initiate the Annexation if less than 25% of registered voters and less than 25% of property owners object to the annexation.

The provisions of HE Program 9.8 will be implemented by adoption of a new General Plan Land Use policy that will be processed as a General Plan Amendment. The timeframe for accomplishing this action are within one year of certification of the Housing Element, in accordance with State Housing law.

#### **7. Link Transit Facilities and Services with Existing and Proposed RHNA Land Inventory Sites**

At its final review meeting on June 1, 2016, the HTAC directed that a new Housing Element program (HE Program 9.11) be added that will direct City Transit, Housing and Community Development Department staff to conduct a map review of existing and new RHNA Land Inventory sites, overlaid by the City's existing and proposed transit routes and facilities. The purpose of this study and any resultant revisions to the Transit Master Plan is to ensure that there is an optimal linkage among affordable housing, public transit, and the City's major jobs, commerce and services generators. This resultant effort is anticipated to make the City's affordable housing and transit grant funding applications more competitive for State grant funding opportunities- particularly for State Cap and Trade- funded grants. This analysis is anticipated to highlight and showcase the City's already highly regarded public transit and alternative transportation modes infrastructure and operations.

#### **Next Steps:**

If the draft Housing Element document is acceptable as revised, it will be forwarded to the City Council in July. When adopted, the programs and policies will go into effect immediately. Any new or revised General Plan Land Use policies or zoning map and zoning text amendments stemming from the new Housing Element will be processed within one year of the Housing Element's adoption. If the City changes the certified version of the draft Housing Element, the changes will require review and acceptance by HCD before the City can adopt the Housing Element's final version. Staff does not foresee any significant timing and compliance conflicts with HCD in this event.

#### **Environmental Review:**

Negative Declaration No. 2015-56 was prepared for the draft Housing Element Update on April 25, 2016. No potential significant impacts were identified. The Initial Study and Intent to Adopt the Negative Declaration were circulated for a 30-day period through the State Clearing House. The review period closed on May 26, 2016. No comments were received from any Responsible Agencies, or from members of the public in response to the notice and circulation of the Negative Declaration.

## **RECOMMENDED FINDINGS**

1. That the proposed Housing Element Update is in conformance with the purposes, intent, and policies of the General Plan of the City of Visalia.
2. That the proposed Housing Element Update has been prepared in accordance with all applicable portions of State of California Planning and Zoning Law; specifically Article 5, Section 65300 et.seq., and Article 10.6 Section 65580, et. Seq.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and that Negative Declaration No. 2015-56 can be adopted.
4. That the Planning Commission recommend to the City Council adoption of Negative Declaration No. 2015-56, and adoption of the final revised draft Housing Element Update as the City of Visalia General Plan Housing Element . Further, that any revisions made to the Housing Element Update subsequent to the Planning Commission's review be exempt from any requirement for formal subsequent review by the Planning Commission, unless otherwise directed by the City Council.

## **APPEAL INFORMATION**

The Planning Commission's recommendation on the General Plan Amendment is advisory only and is automatically referred to the City Council for final action.

### **Attachments:**

1. HCD Formal Review dated May 20, 2016, and City Response dated June 21, 2016
2. Resolution No. 2016-37
3. Negative Declaration No. 2015-56 and Initial Study
4. Draft Housing Element, May 2016 (previously distributed)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 20, 2016

Mr. Brandon Smith, Senior Planner  
Community Development Department  
City of Visalia  
315 E. Acequia  
Visalia, CA 93291

Dear Mr. Smith:

**RE: Review of the City of Visalia's 5<sup>th</sup> Cycle (2015-2023) Draft Housing Element**

Thank you for submitting the City of Visalia's draft housing element received for review on March 23, 2016, along with additional revisions received on May 18, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on April 13, 2016 with you; Mr. Josh McDonnell, Assistant Community Development Director/City Planner; and Mr. Paul Scheibel, Planning Services Manager.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (GC, Article 10.6). The enclosed Appendix describes revisions needed to comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 723, Statutes of 2008) the City must have adopted its housing element within 120 calendar days from the statutory due date of December 31, 2015 for TCAG localities. Since the housing element will be adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted

**ATTACHMENT 1**



Mr. Brandon Smith, Senior Planner  
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over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html>.

The Department appreciates the efforts and dedication provided by Mr. Scheibel and yourself during the course of our review. We are committed to assisting Visalia in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Glen A. Campora  
Assistant Deputy Director

Enclosure

**APPENDIX  
CITY OF VISALIA**

The following changes would bring Visalia's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at [www.hcd.ca.gov/hpd/housing\\_element2/index.php](http://www.hcd.ca.gov/hpd/housing_element2/index.php) and includes the Government Code addressing State housing element law and other resources.

**A. Housing Needs, Resources, and Constraints**

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

The City has a regional housing need allocation (RHNA) of 10,021 housing units, of which 4,547 are for lower-income households. To address this need, the element relies on vacant sites, nonvacant sites, and nonresidentially zoned sites. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses as follows:

A-1 Sites Inventory: The housing element must list sites by parcel number or unique reference, parcel size, zoning, general plan designation, describe existing uses for any non-vacant sites and include a calculation of realistic capacity. The Sites Inventory, Table B-1, must be revised to also include the current zoning designation for each parcel in the inventory. For additional information and sample sites inventory, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_land.php](http://www.hcd.ca.gov/hpd/housing_element2/SIA_land.php).

A-2 Realistic Capacity: The housing element describes a 1980 senior residential development with a density of 130 units per acre and a 2003 senior residential development with a density of 100 units per acre as the basis for the realistic capacity estimate of 80 units per acre for sites that allow multifamily residential development in the Central Business District (page 1-95). However, the element must update the analysis supporting whether the realistic capacity estimate is still valid. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined (Section 65583.2(c)). The estimate of the number of units for each site must account for land use controls and site improvement requirements and

could reflect recently built densities. The estimate should also account for developments with 2, 3, or more bedrooms per unit. For information, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_zoning.php](http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php)

The housing element relies upon nonresidentially zoned sites (e.g. CSO, PA, CA, CDT, CR) to accommodate a portion of its RHNA for lower-income households. For these non-residentially zoned sites, the element must describe how the estimated number of residential units for each site was determined. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined (Section 65583.2(c)). In addition, the estimate must also account for land-use controls such as allowing 100 percent nonresidential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts. For information, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_zoning.php](http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php)

A-3 Suitability of Non-Vacant Sites: The housing element identifies nonvacant sites to accommodate the regional housing need for lower-income households and generally describes the nonvacant sites (page 1-95-105). However, it must describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites (Section 65583.2(g)). For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment. Information see the *Building Blocks*: [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_zoning.php#nonvacant](http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvacant).

#### Sites with Zoning for a Variety of Housing Types:

- B-1
- Transitional Housing and Supportive Housing: The housing element indicates that there are differing permitting requirements for transitional housing and supportive housing based upon the number of occupants (page 1-147:143, 152:153). However, transitional housing and supportive housing must be permitted in all zones allowing residential uses and not be subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located (Section 65583(a)(5)). For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same

zone. The housing element must demonstrate consistency with these statutory requirements and include a program, as appropriate. For additional information, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_variety.php#Transitional](http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php#Transitional).

The zoning ordinance's definition of transitional housing (page 147) appears to differ from GC Section 65582's definition of transitional housing. The definitions of transitional housing and supportive housing should be reviewed to ensure compliance with the latest statutory definitions of the terms. For the most recent definitions of the terms, see the *Building Blocks* at [http://www.hcd.ca.gov/housing-policy-development/housing-element/sia\\_variety.php#Transitional](http://www.hcd.ca.gov/housing-policy-development/housing-element/sia_variety.php#Transitional) and HCD Memorandum – SB 745 –

B-2 • **Housing for Farmworkers:** The housing element states that the zoning ordinance complies with the Employee Housing Act (EHA) and requires that the occupants of employee housing must be employed on the site where the housing is located and that employee housing is incidental to an allowed use on the site (page 145). However, these requirements are not included in the EHA. The housing element must demonstrate that the zoning is consistent with the EHA (Health and Safety Code Section 17000 et seq.), specifically, Sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. For information and sample analysis, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/SIA\\_variety.php#Farmworker](http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php#Farmworker).

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

B-3 **Local Processing and Permit Procedures:** The housing element generally describes the permit processes for residential development in the City of Visalia and the time it takes to complete a building permit plan check (page 154). However, it should consider processing and other approval procedures and time for typical single- and multi-family developments, including type of permit, level of review, approval findings and any discretionary approval procedures. For additional information and sample analysis, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/CON\\_permits.php](http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php).

B-4

Constraints on Housing for Persons with Disabilities: The element must include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. For example, the analysis must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities. The housing element must also demonstrate the City has a reasonable accommodation procedure for providing exception in zoning and land use or include a program to do so (Section 65583(c)(1)(3)). For additional information and sample analysis, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/CON\\_disabilities.php](http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php).

**C. Housing Programs**

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

C-1

As noted in Finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

The housing element should define "affordable" in the program section. For example, "affordable housing is defined as housing affordable to extremely low, very low, or low income households."

C-2

Programs 2.2 and 3.2 should clarify whether the incentives offered in the programs are in addition to those available through state density bonus law.

3. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

C-3

As noted in Finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

C-4 In addition, if the City does not have a reasonable accommodation procedure, Program 5.3 should be revised to indicate a timeline to adopt a reasonable accommodation. The procedure should not be limited to the installation of accessibility improvements and must provide exceptions to zoning and land-use requirements for housing for persons with disabilities. For information and a sample program and ordinance, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/PRO\\_mitigate.php](http://www.hcd.ca.gov/hpd/housing_element2/PRO_mitigate.php).

D. Consistency with General Plan

*The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).*

D-1 While the housing element indicates that it is consistent with the General Plan, it must describe how consistency will be maintained during the planning period. For example, the element could include a program to conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400. The annual report can also assist future updates of the housing element. For additional information and a sample program, see the *Building Blocks* at [http://www.hcd.ca.gov/hpd/housing\\_element2/OR\\_costal.php](http://www.hcd.ca.gov/hpd/housing_element2/OR_costal.php).

D-2 Cities and counties in the San Joaquin Valley are required to amend appropriate elements of general plans to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality within one year of a new housing element planning period, December 31, 2015 (Section 65302.1). If the resulting amendments to the general plan affect or are inconsistent with housing element policies and programs, the element must be amended to address any potential conflicts or constraints and resubmitted to the Department (Section 65585 and 65588).

D-3 For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/SE244\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/SE244_Technical_Advisory.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Reference Key	Previous Draft Housing Element Section/Page	HCD Comment	Response/ Action	Revised Draft Text Reference
A-1	Part 1, Section IV, pg 70,74-75; Appendix B ; Part 3 (Policy Document)	Sites Inventory must include Zoning designations	Concur Add Zoning and footnote that re-zoning to be completed within one year of HE certification, including new Program 9-8 (Implement all Zoning Actions)	Done see revised Appendix A
A-2	Part 1, Underutilized Sites, pp 77-86 Appendix B; Part 3 (Policy Document)	Realistic capacity of Land Inventory Sites Particularly questions 80 units/acre for Downtown, East Downtown and Mooney Corridor sites.	Concur 1- Reduce density to 23 units/ac for 50-75% of sites (except for Lumber yard and Stevenson parking lots because they are City-owned & assumes minimum densities per partnering agreement) 2- Eliminate Mooney Corridor Net unit difference is – 1,283 units (65% reduction from existing HE and draft HE) Programs 9.4 and 9.5 added to monitor programmed vs. actual Land Inventory unit counts)	Part 1, Downtown- pg 76, EDT-pg80, Mooney Corridor- Deleted in its entirety. Appendix A , pp A-9 thru A-14.
A-3	Part 1, Underutilized Sites, pp 77-86, Appendix B; Part 3 (Policy Document)	Suitability of Non-Vacant Sites Requires further analysis to justify unit counts and densities on a parcel by parcel basis.	Concur 1- Reduce density to 23 units/ac for 50-75% of sites (except for Lumber yard and Stevenson parking lots because they are City-owned & assumes minimum densities per partnering agreement) 2- Eliminate Mooney Corridor Net unit difference is – 1,283 units (65% reduction from existing HE and draft HE) Programs 9.4 and 9.5 added to monitor programmed vs. actual Land Inventory unit counts)	Part 1, Downtown- pg 76, EDT-pg80, Mooney Corridor- Deleted in its entirety. Appendix A , pp A-9 thru A-14.

B-1	Part 1, pp 113-114; Part 3 (Policy Document)	Sites With Zoning for a Variety of Housing Types Transitional and Supportive Housing- Implementation requiring CUP for more than six residents not consistent with current HCD policy	Concur Revise text to reflect intent to revise Zoning Ordinance to permit by right with no numerical limits. Include this ZC with new Program 9.8.(Code Implementation)	Part 1, pp 60, 114, Part 3 Pgm 5.3 an Pgm 9.10
B-2	Part 1, pg 114; Part 3 (Policy Document)	Sites With Zoning for a Variety of Housing Types Farworker Housing Permitting is not consistent with current HCD policy.	Concur Revise text to reflect intent to revise Zoning Ordinance to permit by right in AG, Light and Heavy Industrial Zone Districts with no qualifiers. Include this ZC with new Program 5.9.(Code Implementation)	Part 1 page 56 and 113, Part 3, Program 5.9, 5.10
B-3	Part 1, pp116-119	Permit Processing timeliness are not clearly stated depending on CEQA, Public Hearing requirements (CUP TSM), or Permitted by Right considerations	Concur New Table 54 D, Figure 54C added to Part 1 text	Part 1, pg 122
B-4	Part 1, pg 50 and 110, Part 3 (Policy Document)	Constraints or Housing for Persons with Disabilities/Reasonable Accommodation Policy	Concur Add new text section referencing, requirement for reasonable accommodation for persons with disabilities by waiving zoning standards as necessary (e.g. - access ramps allowed in setbacks without requirement to obtain a Variance or Exception). Revise Program 5.3 to specify one- year timeline to revise Zoning Ordinance.	Part 1 pp 50, 110, Part 3, Program 5.3 and 9.10
C-1	Appendix A1 and Inventory	Adequacy of sites in Land Inventory not established	Add new ZO Section 17.02 190) Concur Added Zoning designation to be consistent with Land Use designations (Particularly for new HIDR designated lands in Tier 1)	Part 1, Appendix A
C-2	Part 3, Program 2.2 and 2.3	Specify whether incentives are in addition to State density bonus and Incentive law	Concur Revise Programs 2.2 and 2.3 to add statement "in addition to all State mandated density bonus and incentives"	Part 1 Part 3, Program 2.2 and 3.2



C-3	Part 1, Section V, pg 103	Provide a complete analysis of potential governmental constraints.	Concur Add paragraph to Section V, noting that Zoning Code revisions noted in the HE Programs will resolve uncorrected constraints. Otherwise, all HE provisions including General Plan policies, permit and development fees, and Codes meet or exceed State standards or in the case of permit procedures and costs, are consistent with or more favorable than peer cities in the Central Valley and the State of California.	Part 1, Page 110
C-4	Part 1, pg Part 3, Program 5.3	If City lacks a reasonable accommodation Code/policy one must be adopted within one year of HE certification	Concur Revise Program 5.3 to specify one-year timeline to revise Zoning Ordinance. Reference Program 9.10 to include providing exceptions for persons with disabilities (Add new ZO Section 17.02.190)	Part 1, pg 119, Part 3, Program 5.3, Pgr 9.10
D-1	Part 1, Section V, pp 108-112, Part 3 Policy Document	Explain how General Plan consistency will be maintained throughout the HE cycle	Concur Already done HE Goal 9 (Implementation and Monitoring). Will enhance Part 1 text to reference Goal 9 and associated Programs.	Part 1, page 108
D-2	Part 1, General Plan Consistency, page 108 and Part 3 Goals 3, 5, and 9	All City General Plan policies, Codes to implement the Housing Element must be completed within one year of certification of the HE	Already included in HE policies. However, Note added to General Plan analysis	Part 1 page 108, Part 3 (Various revised Goals)
D-3	Part 1 page 101 and 109, Part 3 Program 9.8	Update other General Plan Elements to be consistent with Housing Element.	Land Use Element must include a General Plan policy on Annexation of Disadvantaged Communities.	Part 1 101 and 109

## Part 1. Background Report

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### **Ability to Pay for Housing**

Table 21A shows the 2015 HUD-defined household income limits for extremely low-, very low-, low-, median and moderate-income households in the Visalia-Porterville MSA by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as "affordable" if households do not pay more than 30 percent of gross income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The following section compares 2015 income levels and ability to pay for housing with actual housing costs.

Affordable: For purposes of this section the term "affordable" is defined as Housing that is affordable to Extremely Low, Very Low, and Low income categories, regardless whether the housing is market priced, or is deed restricted as a result of Federal, State, or Local funding assistance, non-industry incentive program, or tax increment reduction or waiver program. Affordable housing is housing that requires no more than 30% of an income qualifying occupant's gross salary to maintain the housing unit. In addition, for purposes of the Housing Element, affordable housing includes any housing developed at a gross density of 20 units or more per acre.

the proportionate population and available residential care facility capacities, the City may be seen as satisfying this special housing need for adult persons, pursuant to GC Section 65583(a)(7).

The Housing Authority of the County of Tulare provides rental assistance to very low and moderate-income families, seniors and individuals with disabilities throughout the county. They have two projects in Visalia: Clark Court, which provides 12 units for the mentally disabled, and the Transitional Living Center, which provides transitional housing for the mentally disabled totaling 40 occupants.

The City has a Committee for Persons with Disabilities that advises the City on the needs of disabled people, including the public improvement projects for ADA compliance.

~~The City will adopt a Reasonable Accommodation Ordinance addition to the Zoning Ordinance within one year of the certification of the Housing Element (Please see Part 3, Program 5.2). The Ordinance shall state that structures or devices necessary to facilitate access to a building for persons with disabilities shall be accommodated without the requirement to file an application for an exception or variance.~~

much more stable workforce that remains in residence. Thus, the need for seasonal housing has evolved to a need for year-round housing that is undifferentiated from the other housing demands in the city.

The Housing Authority operates a farm labor housing program. Under this program, the Housing Authority rents 500 units to non-migratory farmworkers in six locations in Tulare County, including Visalia. La Puente Apartments rents 15, two- and three-bedroom units. The Linnell Farm Labor Center, which has 191 two-, three-, and four-bedroom apartments, is located three miles east of Visalia near Farmersville.

*Since adoption of the 2010 Housing Element, the Employee Housing Act (EHA) (Health and Safety Code Section 17090 et seq.) requires that farmworker housing for up to 12 units or 36 beds be permitted in the same manner as other residential uses in Zone districts that allow agricultural uses. Currently, farmworker housing is permitted by right, but only as an accessory to a primary residential use in the AG (Agricultural) Zone District. The Zoning Code (section 17.08.020) shall be revised to permit farmworker housing by right in the AG Zone District, as well as in the II (Light Industrial) and III (Heavy Industrial) Zone Districts where agricultural uses are permitted by right. (Also see Table 56A, page 116). This shall be accomplished within one year of the certification of the Housing Element. (Please see Part 3, Program 5.9).*

## **Persons in Need of Emergency and Transitional Housing**

### **Homeless Persons**

Since the 1980s, there has been a national increase in the number of homeless persons found not only in shelters but also in police station lobbies, emergency rooms of hospitals, camp sites, parked cars, all-night movie theaters, bus stations, airport terminals, hallways, alleys, abandoned buildings, caves, along river banks, and under bridges. Many uncounted homeless may also be living house-to-house until they are forced onto the street.

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially lives in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throw away" youth (children whose parents will not allow them to live at home).

Not all homeless people are the same but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, elderly, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, the working poor, and those with jobs but whose income is too small to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For any community, measuring the number of homeless individuals is a difficult task, in part because homelessness is typically a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time.

Services and facilities available for the homeless are coordinated in Visalia and Tulare County as a "continuum of care." The City of Visalia, with other jurisdictions and agencies in Tulare and Kings County, developed a

TABLE 34A HOMELESSNESS HOUSING INVENTORY INSIDE VISALIA		
Agency	Program(s)	Description
Tulare County HHSA	East Tulare Avenue Cottages	Permanent supportive housing for single men and women with a serious mental illness.

Source: Kings/Tulare Continuum of Care on Homelessness Homeless Housing Inventory, 2013

Since adoption of the 2010 Housing Element, which included new provisions to accommodate Transitional and Supportive Housing, State law has been interpreted to require that there be no numerical limitations on permitting by right Transitional and Supportive Housing. The current Zoning Ordinance sets a six person threshold for requiring a Conditional Use Permit (CUP) for these types of housing in residential zone districts. To correct this deficiency, the City will amend the Zoning Ordinance to permit these uses by right in all Residential Zone districts. (Also see Table 34A, page 116). This shall be accomplished within one year of the certification of the Housing Element. (Please see Part 3, Program 5.3).

### Additional Supportive Housing

In addition to the transitional and supportive housing listed in Table 34A, the State issues licenses for adult residential facilities that can provide supportive services in a residential environment. Adult residential facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. There are 44 adult residential facilities in Visalia, with a total capacity for 293 adults. The majority (87 percent) have capacity for 6 adults. (Source: California Department of Social Services)

Since adoption of the 2010 Housing Element, which included new provisions to accommodate Transitional and Supportive Housing, State law has been interpreted to require that there be no numerical limitations on permitting by right Transitional and Supportive Housing. The current Zoning Ordinance sets a six person threshold for requiring a Conditional Use Permit (CUP) for these types of housing in residential zone districts. To correct this deficiency, the City will amend the Zoning Ordinance to permit these uses by right in all Residential zone districts. (Also see Table 34A, page 116). This shall be accomplished within one year of the certification of the Housing Element. (Please see Part 3, Program 5.3).

### Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/or rental subsidies or vouchers. In recent years, rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

## Underutilized Sites

The City has identified several areas with infill, redevelopment, and adaptive reuse opportunities that could lead a variety of housing types close to its existing core, including the Downtown, East Downtown, and South Mooney Boulevard Corridor. The sites identified in the following paragraphs include a summary of both physically and economically underutilized sites.

### Downtown

The City of Visalia has made a strong commitment to revitalizing its Downtown area. That commitment has been demonstrated by the redevelopment of underutilized parcels to high-density residential development. In 2003, Oak Meadows, a six-story, 60-unit housing project that accommodates very-low income seniors, was constructed on a 0.6 acre site at a density of 100 units per acre. Additionally, the 100-unit, ten story Town Meadows senior apartment complex was constructed in 1980 on a .76 acre site at a density of over 130 units per acre. Both senior apartments were developed in the Downtown area under the Central Business District designation. During the Housing Element update period (20154 – 2023), the City feels that other downtown sites could develop/redevelop with projects with a comparable density. This is based on the demand for; in particular, senior housing due to the City and Tulare County’s growing senior population, and the need for both affordable market rate and deed-restricted housing as land costs have returned to pre-recession levels. Additionally, the Downtown area has sufficient infrastructure to serve these sites at the targeted densities. Notably, the City has numerous public parking lots throughout the Downtown area. This can facilitate a substantial reduction of otherwise required on-site parking, thus substantially contributing to the ability for development densities at 80 units per acre and above.

This inventory identifies seven developed-but-economically underutilized sites that have potential for redevelopment within the Housing Element timeframe. These sites were selected because they have strong potential for high-density residential uses, have low improvement-to-land ~~cost~~ ratios, are pedestrian-friendly, and located ~~near (less than 1/2 mile from) public transit services (e.g., transit services).~~

Although there are many underutilized commercial sites (that allow residential), the sites identified in Table 44A are similar in nature to the Oak Meadows site and are the most suitable for redevelopment as a residential use. Four of the sites are designated as Central Business District (CDT) and the other three as Service Commercial (CS). Both of these designations and their corresponding zoning districts allow high-density, multi-family residential with a use permit. Since there is no maximum density specified, densities are determined by how appropriate they are to the surrounding neighborhood.

For the purposes of this analysis, an assumption of ~~22 units per acre for five of the sites, and 40 units per acre for two of the sites (024-243-001 and 093-201-008 from 093-201-020)~~ is used to determine potential capacity of these sites. ~~This is a substantial reduction in reliance on density potential for RHNA purposes than the 80 units per acre was used to determine potential capacity of these sites contained in the 2019 RHNA Land Inventory. Based on an updated review of the sites, including development needs and the verification of infrastructure availability to each of the sites, the 77es density is purposely conservative in calculating density at only 33.67 percent of the densities of past projects (i.e., Oak Meadows and Towne Meadows). Using the previous density assumption, the seven sites could accommodate 904 high-density, multi-family units.~~

~~The two sites for which 40 units per acre are anticipated are based on the City's intent to leverage its ownership of these larger and fully developable sites with a not-for-profit affordable housing developer. The terms of such a partnership will be contingent on the partnering developer to achieve the minimum density. (Program 9.6)~~

~~Further,~~ this density range is ~~substantially conservative compared with consistent with~~ Downtown medium and high rise affordable housing project in comparable Central Valley cities, such as Fresno (Silvercrest, 121 units/ac on 1.3 acre site), Modesto (Ralston Towers 11 stories), Stockton (Silvercrest, 5 stories on less than 1 acre), and the recently approved Anchor Village in downtown Stockton (51 units, 72 units/acre). In addition, the downtown hospital district has continued to experience growth, including hospital expansion and ancillary office growth. Before the recession, this growth has generated additional demand for office, retail, and residential uses in the downtown. All of the underutilized sites identified in Figure 7 are within walking distance of the hospital district.

With regard to infill sites primarily in the Downtown area, no minimum density is prescribed for sites identified as potential re-development for very high density or mixed use projects. Consequently, there is the potential that future development projects could propose residential densities that are below those corresponding to housing affordable for low income occupants. New Housing Element ~~Program Goals~~ 9-4 and 9-5 have been added to ensure that full ongoing accounting for anticipated residential densities shown on the RHNA Land Inventory compared with actual development densities are reconciled on a project by project basis and annually by aggregate in the Annual Report, ~~or in partnership negotiations with affordable housing development entities.~~

**TABLE 44A**  
**SITES INVENTORY: REDEVELOP UNDERUTILIZED SITES**  
Downtown Visalia  
2015

APN	Land Use Desig.	Zoning	Acres	Typical Density	Typical Units	Comments
093177007	DMU	CSO	2.7	<del>2280</del>	<del>39243</del>	Most of the site is underutilized. Existing use as warehouse/distribution. The existing building is occupied by a pipe and plumbing supply company. Since the company has very little capital investment in the site, they are looking to relocate. The site has good frontage and would be ideal for a higher value use.
094273003	DMU	PA	0.4	<del>2280</del>	<del>9304</del>	Vacant.
094110013, 094100037	RHD	CS	2.0, 1.4	<del>2280</del>	<del>75472</del>	Existing use is offices and storage used in association with a homeless shelter. It is not used as a day use or overnight facility. Over half of the site is vacant and parcel containing the building is large underutilized.
094100041, 094250002,	CMU	CS	0.5, 0.8	<del>2280</del>	<del>20194</del>	Industrial / Warehousing with some vacant land. These sites are currently vacant.
094250004	CMU	CS	0.4	<del>2280</del>	<del>922</del>	Vacant single-family residence.



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Housing Element

City of Visalia

093201008, 093201009, 093201010, 093201012, 093201013, 093201014, 093201015, 093201016, 093201020.	DMU	PA	0.2, 0.1, 0.1, 0.4, 0.1, 0.2, 0.1, 0.3	<del>4030</del>	<del>8045</del>	City-owned surface parking lot that is site of City-sponsored RFP for a mixed-use office, parking structure and multi-family development proposal at minimum 20 du.ac.
094283001	DMU	CDT	1.5	<del>1000</del>	<del>50129</del>	Recently vacated service commercial site/lumber yard on full city block.
<b>TOTAL</b>			<b>11.3</b>	<del><b>3030</b></del>	<del><b>80974</b></del>	

<sup>1</sup>Typical density of ~~25-40~~ units per acre based on recent projects, ~~but substantially reduced to minimize KHNA.~~  
Source: City of Visalia Community Development Department and Mintier Harnish, 2009, City of Visalia 2015

## East Downtown

The East Downtown is a 175-acre area located immediately east of the existing downtown. The area is comprised primarily of industrial, warehouse, and service commercial uses dominated by auto sales and repair. There are also several vacant lots, large underutilized parking lots, and abandoned buildings dispersed throughout the area. As described in Table B-2A, most of the existing uses on the sites in the inventory are dilapidated or abandoned industrial, warehouse, or auto service buildings; unused parking areas, or vacant lots. Many of the structures are metal sheds and junk yards, which could easily be removed. While the entire East Downtown area could be considered underutilized, the inventory does not include all potential housing sites in the East Downtown, but only those with significant redevelopment potential. With the release of the East Downtown Strategic Plan (2005) and other efforts, the City has demonstrated a strong commitment to revitalizing its downtown. The City prepared the East Downtown Strategic Plan in 2005 to create a strategy for encouraging residential and commercial reinvestment in the area directly east of the Central Business District. The plan identifies over 80 acres of opportunity sites, including vacant land and developed sites with strong redevelopment and adaptive reuse potential. The City controls 40 acres of vacant land in this area. One of the primary strategies of the plan emphasizes mixed-use development, adaptive reuse of older buildings, and new construction that reinforces the creation of new neighborhoods. The plan anticipates the development of over 1,000 residential units and 1.15 million square feet of employment space. There are three phases of development identified in the plan: near-term (2005 to 2010), mid-term (2011 to 2020), and long-term (2020 and beyond). Some of the sites have already transitioned or are in the process of transitioning to more urban uses. For example, the ~~recently-developed~~ Downtown Visalia Transit Center is located in the East Downtown. The City also cleared another City-owned site using Federal brownfield grants.

The East Downtown Strategic Plan identifies three neighborhoods (Santa Fe, East Main, and Central Park) with the strongest potential for residential development in the near and mid-term. A description of the expected housing types and buildout potential for these three neighborhoods is as follows:

- **Santa Fe Neighborhood.** The Santa Fe neighborhood is envisioned to become a mixed-use commercial district with residential uses as a secondary use to complement offices in mixed-use projects. This neighborhood's proximity to Downtown's restaurants and the transit station provides amenities that are already available to those interested in a downtown lifestyle. This neighborhood has ~~approximately 40-45~~ acres of vacant and underutilized land that have potential for ~~80-90~~ dwelling units within the timeframe of the Housing Element. This dwelling unit assumption is based on an assumed density of ~~2.0-2.5~~ units per acre. Since the Santa Fe neighborhood is a mixed-use neighborhood that emphasizes commercial and employment uses, with residential uses as a secondary use, the Housing Element inventory assumes only 50 percent of the site capacity will develop as residential uses and the other 50 percent will develop as commercial.

Since adoption of the previous Housing Element Update, three sites have been developed for the expansion of the Family Healthcare Network Downtown campus, which removes them from the available residential sites inventory (please see Table 45A).

- **East Main Street.** East Main is the largest neighborhood and has the opportunity to develop a variety of housing types through the development on vacant land and the adaptive reuse of buildings into lofts, stacked flats, and townhomes. Adaptive re-use in this context means utilizing a candidate site's existing features for the re-development of the site to a residential or mixed use. Such features may include existing utility connections, or unique building design or materials that would enhance the attraction and uniqueness for the site as a residential or mixed use.

The area has a large number of existing buildings that can be adaptively reused for commercial and/or residential uses. Many of these buildings are single-story consisting of large open buildings. The area has a greater amount of vacant and underutilized land that can be developed with new construction consisting of new multi-story mixed use buildings and residential townhomes and other dwellings consistent with the area's new general plan designation of Commercial Mixed Use. The plan envisions early opportunities for ownership townhouse projects that take advantage of a proven market and financial feasibility.

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\* This neighborhood has approximately ~~27.2-26~~ acres of land of vacant and underutilized land that have potential for ~~304844~~ dwelling units within the timeframe of the Housing Element based on an assumed density of ~~2549~~ units per acre. The sites with the greatest potential for reaching the ~~2549~~ units per acre density would be the vacant and underutilized sites, being that these sites can be developed with multiple levels. Since East Main Street neighborhood is envisioned as a primarily residential neighborhood with complementary commercial uses, the Housing Element inventory assumes that 75 percent of the site capacity will develop as residential uses. This assumption accounts for 25 percent of the area potentially developing as non-residential uses.

■ **Central Park Neighborhood.** The Central Park Neighborhood is envisioned as five blocks of townhouses, stacked flats and apartments with ground floor commercial or live-work uses facing the park and Burke Street. This neighborhood has approximately ~~1.313~~ acres of vacant and underutilized land that have potential for ~~23335~~ dwelling units within the timeframe of the Housing Element based on an assumed density of ~~2549~~ units per acre. Like the East Main Street neighborhood, the Central Park Neighborhood is envisioned as a primarily residential neighborhood and the Housing Element assumes that 75 percent of the site capacity will develop as residential uses and 25 percent as non-residential.

Since adoption of the previous Housing Element Update, two parcels in this area were selected as the location for the City's new Public Safety and Emergency Operations Center ——— Consequently they have been removed from the available residential sites inventory (please see Table 45A).

The new General Plan adopted in October 2014, continues the East Downtown Strategic Plan vision of a vibrant mixed use area. The underlying CS land use and zoning designation is changed to CMU (Commercial Mixed Use) to reinforce this vision.

Table 45A is a summary of the sites available for higher-density development within the East Downtown Strategic Plan area. Table B-2 in Appendix B shows detailed, parcel-specific information about the sites in each neighborhood, including existing uses. Figure 8 illustrates the location of each of the sites. The residential buildout potential for the Santa Fe, East Main, and Central Park neighborhoods in the East Downtown area ~~has been revised from a previous 1,393 dwelling units (1,360 lower-income and 33 moderate-income units) to 418 units (303 Low Income and 114 Moderate Income units). Because of their average expected density of 2549 dwelling units per acre~~ ~~across these sites, these units have significant potential to accommodate moderate-, ~~and low-, and very-low-income households.~~~~

With regard to infill sites primarily in the East Downtown area, no minimum density is prescribed for sites identified as potential re-development for very high density or mixed use projects. Consequently, there is the potential that future development projects could propose residential densities that are below those corresponding to housing affordable for lower income occupants. New Housing Element Policies 9-4 and 9-5 have been added to ensure that full ongoing accounting for anticipated residential densities shown on the RHNA Land Inventory compared with actual development densities are reconciled on a project by project basis and annually by aggregate in the Annual Report.

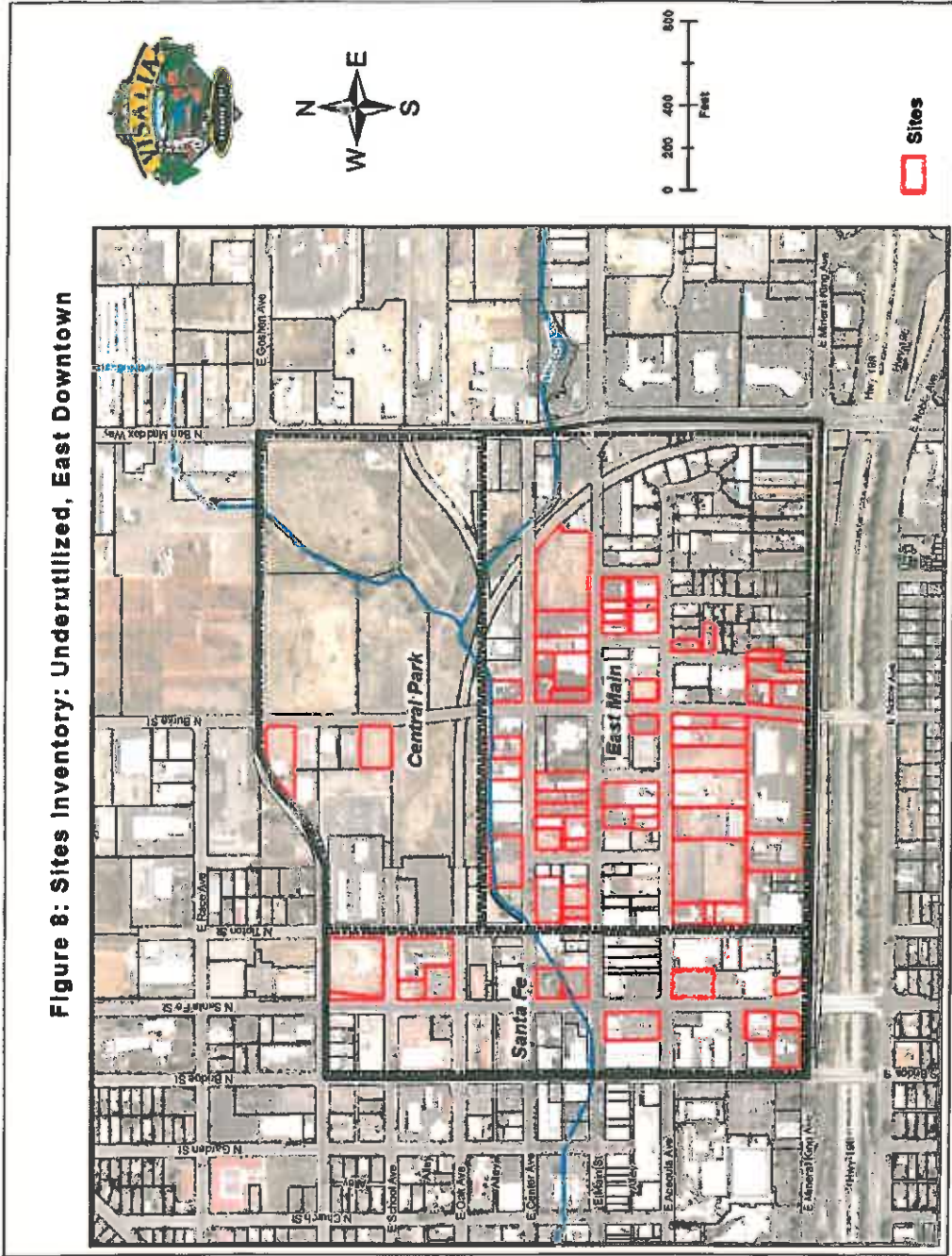


TABLE 45A EAST DOWNTOWN RESIDENTIAL DEVELOPMENT POTENTIAL Downtown Visalia 2015			
Neighborhoods	Acres	Density	Units at Assumed Buildout <sup>1</sup>
<b>Neighborhood 1: Santa Fe<sup>2</sup></b>			
Lower-Income Units	9.3	2540	116189
Moderate-Income Units	0.3	2540	65
<b>Neighborhood 1 Subtotal</b>	<b>9.6</b>	<b>2540</b>	<b>123194</b>
Subtract Site 3: 094-285-008	0.8	2540	1016
Subtract Site 4: 094284-004	1.0	2540	1340
Subtract Site 5: 094-274-005,-006	0.9	2540	1134
<b>REVISED SUBTOTAL</b>	<b>6.9</b>		<b>86139</b>
<b>Neighborhood 2: East Main<sup>3</sup></b>			
Lower-Income Units	26.3	2540	194756
Moderate-Income Units	1.0	2540	1025
<b>Neighborhood 2 Subtotal</b>	<b>27.3</b>	<b>2540</b>	<b>204814</b>
<b>Neighborhood 4: Central Park<sup>4</sup></b>			
Lower-Income Units	12.9	2540	242256
Moderate-Income Units	0	0	0
Subtract Site 3: 094-180-007	4.8	2540	9043
Subtract Site 4: 094-180-006	6.6	2540	12457
<b>Neighborhood 4 Subtotal</b>			
<b>REVISED SUBTOTAL</b>	<b>1.5</b>	<b>2540</b>	<b>2836</b>
<b>REVISED TOTAL</b>	<b>35.7</b>	<b>2540</b>	<b>612983</b>

<sup>1</sup>Totals may not add up due to rounding.

<sup>2</sup>Neighborhood 1 (with an assumed buildout of 50 percent)

<sup>3</sup>Neighborhood 2 (with an assumed buildout of 75 percent)

<sup>4</sup>Neighborhood 4 (with an assumed buildout of 75 percent)

Source: East Downtown Strategic Plan, 2005, City of Visalia, 2009, and Mintier Harnish, 2009, City of Visalia 2015

### Market Feasibility

An analysis of real estate market conditions was prepared in mid-2004 to assist in identification of planning objectives for East Downtown. The analysis focused on the following:

- ☐ Existing real estate market conditions for office, retail and residential uses;
- ☐ Potential real estate development opportunities for office, retail and residential uses; and
- ☐ Role and capacity of the Redevelopment Agency to assist in implementation of a strategic plan.

Based on the 2004 market study, and as ~~re-assessed~~ ~~reviewed~~ in the 2014 General Plan Update, there appears to be potential demand for development of urban scale, detached or attached single family housing units, such as town homes, condominiums and/or live-work/loft housing units. There also appears to be the potential to develop additional rental units in smaller developments that are of an urban scale and density (e.g., stacked flats). Initial new developments could include two- to four-story buildings, either as stand-alone residential or as part of mixed-use (i.e. over office uses). The density range anticipated for underutilized and infill sites primarily in the Downtown, east Downtown and Mooney Corridor areas, is consistent with Downtown medium and high rise affordable housing project in comparable Central Valley cities, such as Fresno (Silvercrest, 121 units/ac on 1.3 acre site), Modesto (Ralston Towers 11 stories), Stockton (Silvercrest, 5 stories on less than 1 acre), and the recently approved Anchor Village in downtown Stockton (51 units, 72 units/acre). ~~However, a typical density of only 29 units per acre is used to determine potential capacity of these sites. This is a substantial reduction in reliance on density potential for RINA purposes than the 49 units per acre potential capacity of these sites contained in the 2010 RHNA Land Inventory. Based on an updated review of the sites, including development trends and the verification of infrastructure availability to each of the sites, the density is purposely conservative in calculating density at only 61 percent of the density of past estimates.~~

#### Redesignation/Rezoning

The 2014 General Plan Update formally establishes two new land use designations: CMU (Commercial Mixed Use), and DMU (Downtown Mixed Use). Both of these new designations encourage vertical and horizontal mixed use developments. Both designations encourage high commercial floor area ratios (2.0 for CMU and 3.0 for DMU), and also allow residential densities as high as the site and setting can facilitate. The CR (Regional Commercial) Zone District ( VMC Section 17.18.010 B 6) sets forth the development standards and allowances that facilitate mixed use developments within the density ranges envisioned by the Housing Element.

As is customary, as well as required by State Planning law, the City is currently updating its Zoning Code (VMC Title 17) and Zoning map to incorporate the Code and Map changes prescribed by the General Plan update. The Zoning use and development standards will further expand the existing measures that will facilitate development projects in conformance with the new commercial Zone Districts.

#### South Mooney Boulevard Corridor

~~The South Mooney Boulevard area has a varied indication of remaining commercial viability. The pattern of older commercial development gives way to more contemporary commercial development generally from north to south.~~

~~The 2014 General Plan Update confirmed the regional commercial focus of South Mooney Blvd. The Update also confirmed the potential for re-use of older sites whose commercial viability has waned. Most notably is the Sequoia Mall which was identified in the 2010 Housing Element Update as a candidate site for re-use with a mixed use residential complex. It is not necessary to re-zone the properties on the Mooney Corridor to facilitate their conversion to mixed use development. The certified provisions to implement mixed use development are already in place.~~

~~Two sites on the South Mooney Corridor were listed in Table 46 of the 2014 Housing Element update. These parcels were identified by City staff as a targeted area that can accommodate new housing developments based on several favorable conditions (e.g. freeway access, proximity to the Downtown and access to key services). Sites at the corner of Caldwell Avenue and Mooney Boulevard, to the site of the Sequoia Mall. The City is envisioning a large-scale mixed use reuse project for the Sequoia Mall and has already begun outreach to the mall's primary~~

ownership group. Site 2 (former Coan and Builders Emporium buildings) was subsequently re-vitalized and put back into commercial use in 2011.

There are 35.0 acres available for infill and redevelopment that have an estimated capacity of 1,145 units. This assumes that 40 percent of the site would be developed for residential use and 60 percent as commercial uses at a density of 50 units per acre. This is feasible in that both vertical and horizontal mixed-use development projects in major commercial-area districts typically benefit from separation from lower-density residential developments and by reduced parking required of residences in these more highly-urbanized developments. Several examples demonstrate the feasibility of such mixed-use projects at very high densities, including the Mesa Colorado mall redevelopment (Pawnee), the Brice (California) Downtown Redevelopment project, and the Beitar Community (Lakewood, Colorado). Residential units can be built under the current zoning (CR) at greater densities than the target density range of 23 units per acre in the R-M-2 (High Density Residential) Zone District. Therefore, the City does not have to rezone these sites to accomplish its housing objectives for the South Mooney Boulevard corridor. With regard to infill sites primarily in the Mooney Corridor area, no minimum density is prescribed for sites identified as potential redevelopment for very-high density or mixed-use projects. Consequently, there is the potential that future development projects could propose residential densities that are below those corresponding to housing affordable for lower-income occupants. New Housing Element Policies 4.4 and 4.5 have been added to ensure that all ongoing planning for anticipated residential densities shown on the RHNA Land Inventory compared with actual development densities are reconciled on a project-by-project basis and annually by aggregate in the Annual Report.

TABLE 4A  
SITES INVENTORY: REDEVELOP UNDERUTILIZED SITES

South Mooney Boulevard  
2015

Site	APN	Land Use Designation	Zoning	Acres	Expected Density	Inventory Units	Comments
1	121110016	CR	CR	4.0	60-80	156	Site of the Sequoia Mall at the NW corner of Bidwell Ave and Mooney Blvd. The City has done outreach to the Sequoia Mall primary ownership group in the late fall of this project as a large-scale mixed-use project. This site is located along major transit corridor and is appropriately sized for residential or mixed-use development. The property owner have expressed interest in redeveloping this site should the opportunity arise once the market recovers. (Inventory capacity assumes 40 percent of site would develop as residential)
	121110018			0.8		26	
	121110019			0.6		18	
	121110023			2.0		64	
	121110034			5.5		176	
	121110035			9.4		294	
	121110041			1.5		46	
	121110043			2.1		63	
	121110044			2.2		72	
	121110045			6.0		180	
<i>Subtotal</i>				<b>35.0</b>		<b>1,145</b>	
2							
<b>TOTAL:</b>				<b>35.0</b>		<b>1,145</b>	

*Emphasize ability of HOV users to use HOV lanes on road projects.  
Source: City of Visalia Community Development Department and Mitigation Council, 2009, City of Visalia 2015*



### Total Residential Holding Capacity vs. Projected Needs

The City of Visalia has sufficient capacity to meet the RHNA for extremely low-, very low-, low- and moderate income units. The total capacity identified in the sites inventory is 9,571 units for extremely low-, very low-, and low-income units and 768 moderate-income units. As shown in Table 48 the city's total residential holding capacity exceeds the overall RHNA by 7,907 units.

TABLE 48A SITES INVENTORY				
Visalia 2016				
	Extremely Low, Very Low	Low	Moderate	Above Moderate
<b>Adjusted Need</b>				
RHNA	2,616	1,931	1,802	3,672
Built and Approved Projects (see Table 40)	63	283	34	862
Adjusted Need	2,553	1,648	1,768	2,810
<b>Sites Inventory</b>				
Vacant Sites (see Table 42 and 43)	3,276	3,293	735	6,347
<b>Underutilized Sites/Redevelopment</b>				
Downtown (Table 44A)		205904		
East Downtown (Table 45A)		619950	1443	
South Visalia Blvd (Table 46A)		1443		
<b>Second Units</b>				
<b>Total Sites Inventory</b>	<b>3,276</b>	<b>1,2216,205</b>	<b>734768</b>	<b>6,347</b>
<b>Remaining Need</b>				
Adjusted Remaining Need	-723	2,5734,647	1,01260	-3,537
<b>Total Remaining Need</b>				<b>-7,907</b>

Source: City of Visalia, 2016

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### Adequacy of Public Facilities and Infrastructure

This section addresses the adequacy of public facilities and services (i.e., water and sewer services) to accommodate planned residential growth through the end of the Housing Element planning period (September 30, 2023). The following information regarding the adequacy of public facilities and infrastructure is based largely on information provided directly from the California Water Services Company and the Superintendent of the City of Visalia Wastewater Treatment Plant.

#### Water

The California Water Services Company is the water service provider for the City of Visalia. The City's water supply system consists of a total of 74 groundwater wells and an underground network of interconnected subsystems

## Disadvantaged Communities

The City recognizes the recent change to State law (SB244), upon update of the Housing Element, to update the Land Use Element to address the provision of public services and infrastructure to disadvantaged unincorporated communities within the City of Visalia Sphere of Influence (SOI).

Senate Bill 244 (SB244), which became law in October 7, 2011, requires that following an update of the Housing Element, ~~an update of the Housing Element~~ occur to address the provision of public services and infrastructure to disadvantaged unincorporated communities (DUCs) within the City of Visalia's Sphere of Influence. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another.
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and,
- Has a median household income that is 80 percent or less than the statewide median household income. In California this equates to \$61,094 annually.

The Tulare Local Agency Formation Commission (LAFCO) is responsible for identifying DUCs within the City's SOI. LAFCO provided the City data that describes DUCs within the City of Visalia SOI. There are two qualifying DUCs within the City SOI: K Street County Island, and Tract 92. There are three additional DUCs within the City's larger Planning Area, but are outside of the City SOI.

The City of Visalia ~~currently~~ has an Annexation policy that encourages all voluntary island annexations. Six island annexations have been completed since 2010. ~~Presently, the City policy limits only~~ proceedings with annexations ~~where~~ the number of residents and/or assessed valuation of the annexation area exceed protest thresholds. With regard to annexations that would expand the City's corporate boundaries, the City adheres to its own Growth ~~Boundary Policies~~ (LU-P-19, 20, and 21) which preclude premature annexations for residentially designated properties.

The two DUCs within the current City SOI have paved public roads, but private roads within the DUCs are unpaved. The City and County have a mutual aid agreement for fire protection and police service. Both DUCs have domestic water service available to them by California Water Company (CalWater). However, several of the habited parcels have private wells. The K Street county island has sanitary sewer mains with adequate unused capacity adjacent to the island boundaries. Tract 92 has sewer capacity available to it but the closest sewer main is 1 1/2 mile to the west. The K Street island has drainage lines and storage capacity available to it upon demand. ~~as of then are~~ Neither of the DUCs are candidates for annexation at the present time. Nor are there any pending development proposals reported by Tulare County within or adjacent to the DUC areas. Consequently, no ~~immediate future~~ action is required by state law or by local policy at this time.

In order to comply with SB 244, the City shall periodically conduct an Annexation Survey to gauge interest in voluntary annexation by the residents, registered voters and property owners within the K Street County Island. Annexation Surveys shall be sent to these parties on a semi-annual basis beginning in Calendar Year 2017. The survey shall comply with Tulare County Association of Governments (TCAG) guidelines, including Census nonparty, bi-lingual text (English/Spanish), and delivered to addresses of property owners, residents, and

~~registered voters. The City shall initiate the annexation if less than 20% of registered voters and less than 25% of property owners object to the annexation.~~

~~The Annexation Program shall be included as Program 9.8. The program shall specify that the Program shall be replicated as a General Plan Land Use Policy and Program within one year of certification of the Housing Element Update.~~

## Energy Conservation Opportunities

State housing law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and may have to choose between basic needs such as shelter, food, and energy. In addition, energy price increases since 2004 have led to a renewed interest in energy conservation.

### *New Residential Energy Standards*

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2013. Through the building permit process, local governments enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building-permit application is made. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. The City of Visalia adopted the 2013 California Building Code, Title 24, Part 2 as the building code for the city, and has adopted Part 6, Building Energy Efficiency Standards for Residential and Nonresidential Buildings.

### *Weatherization Activities*

Southern California Edison (SCE) provides electric services for the City of Visalia. Southern California Gas Company provides natural gas service for the City. SCE offers a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households. The following programs are aimed at increasing energy efficiency and are available to SCE customers in Visalia:

- **CARE/FERA Rate Programs.** The California Alternate Rates for Energy (CARE) program offers income-qualified customers a discount of 20 percent or more off their monthly electric bill. The Family Electric Rate Assistance program (FERA) also provides a discount rate on monthly SCE bills for families of 3 or more who fall within certain income guidelines and exceed their baseline usage by 30 percent or more. Tenants of sub-metered residential facilities and non-profit group living facilities also qualify for CARE and FERA.
- **Energy Management Assistance Program.** The Energy Management Assistance Program (EMA) helps income-qualified households by paying all the costs of purchasing and installing energy-efficient

TABLE 31A  
GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL USES

Visalia  
2015

LU Designation		Description	Residential Density Range	Consistent Zoning Districts
Rural Residential	RA	Very low intensity residential development where all urban services (i.e., storm drainage, sidewalks, street lights, etc.) may not be required.	up to 2 units/acre	R-A
Low-Density Residential	RLD	Single-family detached homes. Visalia's traditional land use and density range.	2 to 10 units/acre	R-1-20, R-1-12.5, R-1-6, R-1-4.5
Medium Density Residential	RMD	Typically consists of duplex, triplex, and four-plex development.	10 to 15 units/acre	R-M-2
High-Density Residential	RHD	Multi-family apartment style housing	15 to 33 units/acre	R-M-3
Commercial Mixed Use	CMU	Allows either vertical or horizontal mixed use commercial and residential units at an FAR of 2.0	No specified range or limit, anticipate <del>25-40</del> units/acre for residential portion of projects	CMU, CSO, RC
Downtown Mixed Use	DMU	Replaces Central Business District designation. Envisions residential over commercial mixed use development at an FAR of 5.0	No specified range or limit; anticipate <del>23-35</del> units/acre for residential portion of projects	C-DT,
Neighborhood Commercial	NC	Primarily commercial serving a one-mile radius. Also allows horizontal and vertical mixed use for residential development .	10-15	NC, CSO,

<sup>1</sup>Densities are based on dwelling units per net acre  
Source: City of Visalia General Plan, 2014.

The 2014 General Plan Update was developed over the course of five years beginning in the Summer of 2009. Part of the General Plan Update process was a thorough review of existing General Plan policies, including the retirement of those policies that were determined to no longer be relevant, and the addition of new policies that reflect policy directions from the time of its adoption in 2014 to the end of the Planning horizon (2030).

General Plan policies in the Land Use Element provide a more detailed picture of the intent and application of the land use designations. The City of Visalia General Plan policies encourage new mixed use development in the downtown and at locations determined to be optimal for mixed use development; higher densities for infill and

will initiate a work program to analyze the various options for an AHO District including the consideration of at a minimum the following development incentives:

- Residential density increase beyond those provided by State Density Bonus Law;
- Flexible zoning standards, including reduced development and parking standards, coupled with Form-Based Code standards for infill sites to ensure land use compatibility;
- Priority permit processing, including any applicable CEQA exemptions;
- Design Review requirements; and
- Deferral or reduction of City permit and development impact fees based on the Priority Zone designation for the site, as defined by the Infill Development Incentive Program.

- **LU-P-60** Continue to enforce code compliance and provide support to neighborhood improvement efforts to ensure repair and maintenance of existing dwelling units.
- **LU-P-66** Update the Zoning Ordinance to reflect the Commercial Mixed Use designation on the Land Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses.

*New development in Commercial Mixed Use Areas should have an FAR of at least 0.4 and up to 1.0 for commercial space. If residential uses are included, density may be up to 35 dwelling units per gross acre. Commercial development must be part of all new development in the Commercial Mixed Use district.*

- **LU-P-67** Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.
- **LU-P-73** Support new mixed-use development in Downtown and East Downtown, with an emphasis on ground-level retail and entertainment uses and upper-level residential and office uses. Support may involve expedited permit review and approval, loans, public-private partnerships, and floor area bonuses.
- **LU-P-75** Provide incentives for infill development of opportunity sites and adaptive reuse and restoration of existing buildings in Downtown and East Downtown.

*New development in Downtown and East Downtown will realize the inherent potential for higher intensity use of this district, and should include offices, mixed-use and live-work buildings, storefront commercial buildings, apartments, condominiums and townhouses, and small-lot single-family houses. See also policies in section 2.8.*

- **LU-P-90** Update the Zoning Ordinance to reflect the Downtown Mixed Use designation on the Land Use Diagram.

*This designation permits the highest density and intensity of development in the City in order to keep Downtown a vibrant, walkable environment. Vertical mixed use is strongly encouraged. Retail, restaurant, entertainment, office, public and community facilities, and urban residential uses are all allowed. New development should have commercial FAR of no less than 1.0, including 0.25 FAR for retail, and up to 5.0. If residential use is included, it should have a density of at least 15 dwelling units per gross acre.*

### On-going General Plan Consistency

#### Change 9-2 of the General Plan states:

The City will use a variety of regulatory mechanisms and administrative procedures to implement the General Plan. Overall responsibility for plan implementation is vested in the Planning Agency, consisting

of the City Council and the Community Development Director. The General Plan requires consistency between the General Plan and the zoning ordinance to ensure that Plan policies will be implemented and that environmental resources earmarked for protection in the Plan will be preserved. Other regulatory mechanisms, including subdivision approvals, building and housing codes, capital improvement programs, and environmental review procedures, also will be used to implement Plan policies. All project approvals should be found consistent with the General Plan. The City has two standing commissions and six advisory committees to assist in General Plan implementation and other responsibilities assigned to them by the City Council.

Inclusive in maintaining ongoing General Plan consistency among all General Plan Elements are the Housing Element policies and programs that establish responsibilities for annual review of the success of the Housing Element's performance and implementation. The current Housing Element Goals, Policies, and Programs are consistent with the 2014 General Plan. The proposed added Programs are consistent with all other General Plan Elements, including the Safety Element pertaining to management of flood and fire hazards. Further, Housing Element Programs 9.4, 9.5, and 9.10 require annual review of actions undertaken by the City for their consistency with the Housing Element Goals. In addition to internal City review and reporting by City staff to the City Council, the Housing Element Annual Report is reviewed by the State Department of Housing and Community Development (SDHCD) annually.

#### Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing." This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

#### Residential Zoning Standards

Land use controls provided in the Zoning Ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city.

The City regulates the type, location, and scale of residential development primarily through the Zoning Ordinance. Table 53A shows the setback, lot coverage, and maximum height requirements for residential zones and the design districts for commercial, office, and industrial zones where residences are also allowed. The existing ordinance includes side-yard setback requirements designed to ensure access to the rear-yard for large recreation vehicles. These development standards are typical for most Central Valley and California communities and do not pose any potential constraints to the development of affordable housing in Visalia. The height restriction of 35 feet in the R-M-2 was increased from the previous 30-foot limit to encourage development in this zone to three stories.

TABLE 53A  
RESIDENTIAL SETBACKS AND HEIGHT LIMITS  
Visalia  
2015

Zone	Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height
R-A	35 ft	12 ft	25 ft	35 ft.
R-A (2 units/ac)	30 ft	10 ft	25 ft	35 ft.
R-1-20	35 ft	10 ft	25 ft	35 ft.
R-1-12.5	30 ft	5 ft	25 ft	35 ft.
R-1-6	15 ft	5 ft	25 ft	35 ft.
R-1-4.5	15 ft	5 ft per story	20 ft	45 ft
R-M-2	15 ft	5 ft per story	25 ft	35 ft.
R-M-3	15 ft	5 ft per story	15 ft	35 ft.
Design District A	20 / 35 ft.	0 ft.	0 ft.	50 ft.
Design District B	15 ft.	0 ft.	0 ft.	50 ft.
Design District C	15 ft.	0 ft.	0 ft.	50 ft.
Design District D	0 ft.	0 ft.	0 ft.	100 ft.
Design District DRD	continuous with adjacent buildings	continuous with adjacent buildings	continuous with adjacent buildings	50 ft.
Design District E	10 ft.	0 ft.	0 ft.	60 ft.
Design District F	30 ft.	0 ft.	0 ft.	50 ft.
Design District G	25 / 45 ft.	20 ft.	30 ft.	75 ft.
Design District H	15/25/40 ft.	0 ft.	0 ft.	75 ft.
Design District I	25 ft.	5 ft.	25 ft.	30 ft.
Design District J	not specified	not specified	not specified	not specified
Design District K	not specified	not specified	not specified	not specified

Source: City of Visalia Community Development Department, 2015.

It should be noted that in mid-2015, the City contracted with a Planning consultant to assist in the preparation of a comprehensive revision of the Zoning Ordinance (VMC Chapter 17) and Subdivision Ordinance (VMC Chapter 16). This effort is to incorporate the changes in the existing City Codes and to codify new regulations to implement the City's recently adopted General Plan. Part of the strategy invoked in revising the Zoning Ordinance is preserving and enhancing the portions of the Zoning Ordinance that were adopted in March 2011 to implement the 2010 Housing Element Update. These include revisions to the threshold of units permitted by right in multi-family zones from 40 units to 60 units, revision to the density bonus and incentives provisions to exceed the State requirements of SB 1818 and SB 435, adding single-room occupancy and emergency shelters, and re-defining "family" to meet State law requirements.

*As noted above, the City continuously seeks to identify and resolve constraints to affordable housing. In addition, changes in State Housing laws and their evolving interpretations and applications necessarily require the City to re-examine its codes and policies to further promote affordable housing opportunities, and to ensure that its codes and policies are fully consistent with State Housing laws.*

In accordance with the update of the Housing Element, the City has identified the following revisions to the Municipal Code (Title 17, Zoning Code). Details of these Code revisions are contained in the applicable section of this Part 1 of the Housing Element Update and/or in Part 2 (Housing Element Goals, Policies, and Programs)

State mandated Code revisions to comply with State Housing laws:

- Revise definition of "Affordable Housing."
- Revise the definition of "Transitional Housing."
- Revise the permitting process by zone district for the following housing classifications:
  - Farmworker Housing
  - Transitional Housing
  - Supportive Housing
- Codify the exemption from zoning code standards to facilitate reasonable accommodation for persons with disabilities.

City-Initiated Code revisions to implement the Housing Element:

- Increase the unit threshold for multi-family projects permitted by right
- Revise Mobile Home Parks development standards.
- Codify the in-fill incentive program (General Plan Policies LU-P-45 and LU-P-46)

It should be noted that the City can meet its RHNA Land Inventory without implementing the City-initiated Code revisions. These revisions will serve to augment the City's ability to provide affordable housing opportunities.

The new Zoning Code will incorporate the codification of all applicable new Housing Element policies adopted by the City Council in its approval of the Housing Element Update. These Code revisions will be included in the Zoning Code update or as a subsequent Code Amendment, dependent upon the relative timing of the two documents.

**Multi-Family Rental Housing**

Previous to the 2010 Housing Element Update, multi-family residential units were a permitted use in three residential zoning districts: the R-1-4.5 district allows for 2 to 10 units per acre; the R-M-2 district allows for 10 to 15 units per acre; and R-M-3 allows for 15 to 29 units per acre. Multi-family housing projects over 40 units in size required a Conditional Use Permit, which were seen as a constraint to the development of some projects. The 2010 Housing Element Update amended the unit threshold for multi-family residential projects to be permitted by right from 40 to 60 units.

Multi-family developments have been allowed in non-residential zones (e.g., CDT, CS), but require a conditional use permit. Maximum development densities are not prescribed for residential or mixed use projects in non-



consideration of roof overhang, roofing material, and siding material to assure aesthetic compatibility with traditional single-family housing structures.

The 2010 Housing Element Update includes a new policy to further encourage and facilitate mobile home park projects by amending Zoning Ordinance section 17.32.040. These new policy initiatives include:

- Eliminate the maximum density of six units in favor of the underlying allowable density for the zone district in which the project occurs;
- Making the mandatory site improvement requirements more flexible.

This policy is carried forward as part of the 2016 Housing Element Update.

#### ***Farmworker Housing***

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

*"Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."*

Section 17021.6, concerning farmworker housing, states that:

*"no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 36 or fewer employees and is not required of any other agricultural activity in the same zone."*

These State Code provisions are collectively known as the Employee Housing Act. Visalia's Municipal Code complies with the Employee Housing Act. The City's Zoning Code defines farm employee housing as: "living quarters, including dwellings with sleeping accommodations and dining facilities, maintained for occupancy by persons employed principally in farming and related pursuits on land owned, leased or rented by the owner, lessee, or tenant of the site on which the farm employee housing is located; excepting a labor camp or trailer park." The Code does not prohibit or constrain the provision of farm employee housing, nor does it set limits on the number of occupants permitted to be housed in farm employee housing. Farm labor and employee housing is treated like any other single-family home or group housing project, depending on the type of development. Farm employee housing is allowed in agricultural districts, provided that the housing is incidental to a primary use that is permitted or allowed by a conditional use permit.

Since adoption of the 2016 Housing Element, the Employee Housing Act (EHA) (Health and Safety Code Section 17020 et seq.) requires that farmworker housing for up to 12 units or 36 beds be permitted in the same manner as other residential uses in Zone districts that allow agricultural uses. Currently, farmworker housing is permitted by right, but only as an accessory to a primary residential use in the AG (Agricultural) Zone District. The Zoning Code

*Section 17.08.020 shall be revised to permit Farmworker housing by right in the AG Zone District (Also see Table 5&A, page 116). This shall be accomplished within one year of the certification of the Housing Element (Please see Part 3, Program 5.0).*

**Emergency Shelters**

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State housing law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

California Health and Safety Code Section 50801(e) defines "emergency shelters" as:

*"housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."*

The new legislation added provisions to State housing law (Section 65583(a)(4)(A)) that require local governments to identify:

*"a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters."*

The provisions go on to discuss that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone" along with a list of exceptions that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or "pursuant to a multijurisdictional agreement" that accommodates that jurisdiction's need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

Under the current Municipal Code, emergency shelters are allowed in the Central Business District (CDT) as a conditional use, Light Industry (I-L) as a permitted use, and Heavy Industry (I-H) zones as a conditional use.

The City's IL zone has been identified as the most appropriate Zone District to facilitate the permitting by right of emergency shelters. There are 1,180 acres of IL Zoned land; of which 975 acres are fully developed, and 205 acres are vacant or underutilized. The IL Zone Districts are strategically placed in several areas. The largest assemblage of IL lands and newer light industrial building inventory is located immediately to the east and south of the City's

Industrial Park. The second largest concentration of IL land and building inventory is along the Ben Maddox Way Corridor, approximately ½ mile east of Downtown. The third area of IL land is approximately one mile south of Downtown. All of these IL zoned areas are fully served by City services and utility infrastructure.

While the IL zone is an industrial zone, it is relatively close to services such as food, parks, social services, and schools. The IL zone emphasizes low-intensity research and development, warehousing, and limited manufacturing. It is not a heavy industrial zone. The zone also permits other compatible uses such as restaurants, fast food restaurants, medical clinics, churches and other religious institutions, and residential units associated with a commercial activity. There is abundant land in this zone with adequate infrastructure to support new development, and land costs are generally lower in this zone than in commercial or residential zones. There are several vacant or available industrial buildings in this zone that could be converted to emergency shelters. For example, the Olive Plant Warehouse on Tulare Avenue at Bridge Street and several service commercial buildings, approximately 5,000 square feet on average, along Pershing Avenue near Shirk Road.

The Zoning Ordinance was amended in March 2011 to be fully compliant with SB2.

### ***Transitional Housing***

While SB 2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that “transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines “transitional housing” and “transitional housing development” as:

*“buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”*

According to Section 5116 (“Zoning Preemption”) of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children), transitional housing is considered a residential use if there are no more than six residents.

The ~~current~~ City of Visalia Zoning Ordinance defines transitional housing as temporary housing (six months to two years) for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Transitional housing for 6 or fewer persons is a permitted use in all residential zoning districts in the city. Transitional housing for 7 or more persons is a conditionally-allowed use in all residential zoning districts in the City. Based on these regulations, the City of Visalia complies with State law.

The Zoning Ordinance was amended in March 2011 to be fully compliant with SB 2. Since adoption of the 2010 Housing Element, which included new provisions to accommodate Transitional and Supportive Housing, State law has been interpreted to require that there be no numerical limitations on persons by right Transitional and Supportive housing. The current Zoning Ordinance incorrectly has a six person threshold for requiring a

Conditional Use Permit (CUP) for these types of housing in residential zone districts. To correct this deficiency, the City will amend the Zoning Ordinance to permit these uses, by right, in all Residential zone districts. (Also see Table 34A, page 116). This shall be accomplished within one year of the certification of the Housing Element (Please see Part 2, Program 5.3).

### Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a part of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished single-room occupancy (SRO) apartments; a multi-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

California Health and Safety Code Section 53260(c) defines "supportive housing" as:

*"housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes."*

Section 5116 ("Zoning Preemption") of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states:

*"Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling."*

The Visalia Municipal Code permits 24-hour care facilities for 6 persons or fewer in all residential zones, but previously requires a CUP and for 7 persons or more as a conditionally-allowed use in all residential zones. The City complies with state law for the provision of supportive housing. Since adoption of the 2010 Housing Element, which included new provisions to accommodate Transitional and Supportive Housing, State law has been interpreted to require that there be no numerical limitations on permitting by right Transitional and Supportive housing. The current Zoning Ordinance sets a six person threshold for requiring a Conditional Use Permit (CUP) for these types of housing in residential zone districts. To correct this deficiency, the City will amend the Zoning Ordinance to permit these uses, by right, in all Residential zone districts. (Also see Table 34A, page 116). This shall be accomplished within one year of the certification of the Housing Element (Please see Part 2, Program 5.3).

### Second Units

A second unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an

important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units on lots zoned for single-family or multi-family use that contain an existing single-family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

In the City of Visalia second units are a permitted use in all single-family residential zoning districts (i.e., A, R.A, and R-1). The Visalia Zoning Ordinance limits the construction of second units to lots with an area of 6,000 net square feet or larger, requires that the floor area of second units not exceed 850 square feet or 30 percent of the main dwelling unit, whatever is greater, and shall be used as an accessory to the primary building. The Zoning Code further requires that either the primary or the second dwelling unit shall be occupied by the owner of record, enforced by the recording of a covenant running with the land between the city and the property owner. The same residential development standards, including setbacks, height limits, and maximum lot coverage apply to second units. The City of Visalia meets State requirements for second units.

According to the City of Visalia, there have been 47 second units (an average of 4.7 units per year) constructed between 2004 and 2015.

### ***Single-Room Occupancy Units***

Single-room occupancy (SRO) units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units can serve as an entry point into the housing market for formerly homeless people.

The Visalia Zoning Ordinance was revised pursuant to the 2010 Housing Element Update to incorporate SRO units in the City's housing inventory. Zoning Ordinance section 17.16.020 was adopted to permit by right SRO units in the medium density and high density zone districts.

### ***Constraints on Housing for Persons With Disabilities***

Per GIS Section 65501(a)(1), the Zoning Code must specify that Zoning standards cannot restrict the ability to provide access for persons with disabilities. Consequently, the City will adopt a Reasonable Accommodation Ordinance addition to the Zoning Ordinance within one year of the certification of the Housing Element Update per Part 3, Program 3.2. The Ordinance shall state that reasonable or devices necessary to facilitate access to a building for persons with disabilities shall be recommended without the requirement to file an application for an exception or variance.

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Emergency Shelters <sup>5</sup>										C										P	
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Notes: P = permitted use; C = conditionally permitted use  
Source: Visalia Municipal Code: Title 17 Zoning

FIGURE 54C TIMELINES FOR PERMIT PROCEDURES VISALIA 2016		
Types of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	1-2 Weeks	City Staff
CEQA <sup>6</sup>	3-6 Weeks	City Staff/Planning Commission
TSM/CUP	4-6 Weeks	Planning Commission

Notes:

<sup>5</sup> Depending on entitlement and significance of impact, Initial Studies and Negative Declarations can take between 2-6 weeks. Environmental Impact Reports can take up to 6 months to process completely.

**TABLE 510  
TYPICAL PROCESSING PROCEDURES FOR PROJECT TYPE  
01/24/16 2016**

<b>Residential Use Type</b>	<b>Use of Typical Approval Requirements</b>	<b>Estimated Total Processing Time</b>
Single Family Residential on residential lot	Permitted by Right	Less than 30 days
Single Family Residential on non-residential lot	Site Plan Review CEQA CUP	2-3 Months
Subdivision	Site Plan Review CEQA TSM	3-4 Months
Duplex on Single Family Residential lot	Site Plan Review CUP	2-3 Months
Duplex on Multi Family Residential lot	Permitted by Right	Less than 30 days
Multi-Family Apartment less than 80 units and less than 4 stories	Permitted By Right/ Site Plan Review	Less than 30 days
Multi-Family apartment less than 80 units and more than 4 stories	Site Plan Review CEQA CUP	2-3 Months
Multi-Family Apartments more than 80 units	Site Plan Review CEQA CUP	3-3 Months
Adult Over-night Care Facility (6 people or less)	Permitted by Right	Less than 30 days
Adult Over-night Care Facility (more than 6 people)	Site Plan Review CEQA CUP	2-3 Months
Condominium, Townhouse Style	Site Plan Review CEQA TSM CUP	2-3 Months
Condominium, Apartment Style	Site Plan Review CEQA TSM CUP	3-3 Months
Convalescent Care Facilities (not including psychiatric, drug abuse and alcoholism cases.)	Site Plan Review CEQA CUP	2-3 Months
Convalescent Care Facilities (including psychiatric, drug abuse and alcoholism cases.)	Site Plan Review CEQA CUP	2-3 Months
Second Dwelling Unit	Permitted by Right/ Site Plan Review	Less than 30 days
Single Room Occupancy (SRO)	Permitted by Right	Less than 30 days
Transitional and Supportive Housing for Six or Fewer Individuals	Permitted by Right	Less than 30 days
Transitional and Supportive Housing for Seven or More Individuals	Permitted by Right	Less than 30 days
Emergency Shelters	Permitted by Right	Less than 30 days
Farm Worker Housing (agriculture and industrial zones up to 12 units or 36 beds)	Permitted by Right	Less than 30 days
Farm Worker Housing (agriculture and industrial zones more than 12 units or 36 beds)	Site Plan Review/ CUP	1-3 months

**Notes:**

- <sup>1</sup> Apartment less than 80 units and less than 4 stories Permitted subject to proposed zoning code amendment
- <sup>2</sup> Single Room Occupancy is permitted by right on Multifamily Residential, Downtown Commercial, and Highway Commercial only
- <sup>3</sup> Emergency Shelters are permitted by right in Light Industrial Zone
- <sup>4</sup> Condominium, Apartment Style are permitted in R-1-4.5 and Multifamily Residential only
- <sup>5</sup> Second Dwellings permitted on single family lots only
- <sup>6</sup> Farm Worker Housing is permitted by Right in Agricultural, Light Industrial, and Heavy Industrial zones only up to 12 units or 36 beds
- <sup>7</sup> Farm Worker Housing may be conditionally permitted in Agricultural, Light Industrial, and Heavy Industrial only.

Residential uses are allowed in all zoning designations with a Conditional Use Permit on a case-by-case basis; however, development standards currently are not specified in the City's Municipal Code for residential units located outside of areas zoned for residential uses.

For conditional use permits, the decision-making authority may approve or conditionally approve an application for a use permit if it finds all of the following:

- The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan;
- The proposed use is consistent with the purpose of the applicable district or districts;
- The proposed use is listed as a use subject to a use permit in the applicable zoning district or districts or a use determined to be similar to a listed conditional use;
- The proposed use meets the minimum requirements of the Zoning Code applicable to the use and complies with all other applicable laws, ordinances and regulations of the city and state; and
- The proposed use will not be materially detrimental to the health, safety and welfare of the public or to property and residents in the vicinity. This finding is determined on the basis of material evidence in the record, rather than subjective conclusion unsupported by evidence in the record. Historically, Visalia approval bodies (Planning Commission and City Council) have determined projects meeting the prior findings also meet the criteria for this finding.

Currently (December 2015), the City requires a Conditional Use Permit (CUP) for all projects over 60 units in size, or for mixed use or residential units in non-residentially zoned districts (See Table 54B). The conditional use permit process involves a review by City Staff of the proposed development to ensure that it meets City standards and policies, including the policies of the Housing Element. A public hearing is held before the Planning Commission. The process ensures that the approved development is appropriately integrated into the existing neighborhood. None of the conditions placed on the project have served as an impediment to development nor substantially increased the price of housing. For instance, in 2015 the City approved a CUP for a 168 multi-family residential units in the Medium Density Residential (R-M-2) zone on approximately 13 acres. The City required the following conditions: review and approval of the landscaping and irrigation plans by the City as a part of the building permit package, construction of solid masonry perimeter walls, view shed analysis to ensure for the privacy of existing residences adjacent to the project, and acceptance of the City's Good Neighbor Policies<sup>7</sup> for ongoing management of the project.

The processing time for projects in the City of Visalia varies based upon the type of activity involved. If a negative declaration is required under the California Environmental Quality Act, there is a mandatory review period.



## Part 3. Policy Document

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## INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes nine goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

**Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved or households assisted over a five-year time frame.

**Affordable:** For purposes of this section the term "affordable" is defined as: "Housing that is affordable to Extremely Low, Very Low, and Low income categories, regardless whether the housing is market priced, or is deed restricted as a result of Federal, State, or Local funding assistance, non-monetary incentive program, or tax increment reduction or waiver program." Affordable housing is housing that requires no more than 30% of an income qualifying occupant's gross salary to maintain the housing unit. In addition, for purposes of the Housing Element, affordable housing includes any housing developed at a gross density of 20 units or more per acre.

- Reducing costs for public services and infrastructure;
- Providing opportunities for people to live near public transit and jobs;
- Supporting existing local businesses
- Rejuvenating struggling neighborhoods and districts;
- Enhancing Visalia's character and sense of place;
- Preserving open space, natural resources, and prime agricultural land; and
- Creating new vibrant, and pedestrian-friendly neighborhoods and districts.

## Goal HE-2

To promote mixed use, infill, and Downtown development in Visalia.

## Policies

**HE Policy 2.1** The City shall provide regulatory incentives to promote infill development on vacant and underutilized land within the city limits. The City shall also consider financial incentives for infill development, such as partial reduction of permit and impact fees, when feasible to do so.

**HE Policy 2.2** The City shall encourage the development of vertical and horizontal mixed-use development projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

**HE Policy 2.3** The City shall plan for and assist in the development of infill and applicable redevelopment sites for new housing and neighborhood conservation.

**HE Policy 2.4** The City shall provide a wide range of housing types (e.g., mixed use, flats, podium townhouses, row houses, small-lot single-family residential, and live-work lofts) in the East Downtown area, as well as encourage both affordable and market-rate housing opportunities.

## Programs

### HE Program 2.1 INFILL SITE INVENTORY

The City shall maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: FY 2016/17, and Review annually

Quantified Objective: Inventory document placed at Community Development front counter prior to the end of calendar year 2017.

### HE Program 2.2 INCENTIVES FOR DOWNTOWN HOUSING

The City shall provide one or more incentives for high density (20 units/acre or greater) housing in Downtown, such as fee waivers, reductions, and/or deferrals (when financially feasible); provision of priority reviews and processing; and/or abbreviated or modified processing (where permissible by law). These incentives shall be in addition to those incentives available through the State density bonus laws.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

The City shall encourage, facilitate, and expedite the construction of affordable and market rate multiple-family dwelling units through providing special incentives (e.g., reduced parking standards, waiver of fees) and modified zoning provisions, where appropriate, and through priority permit processing of CUPs and Site Plan Review applications. The City shall conduct an annual marketing campaign to inform local developers of the incentives to encourage affordable housing. The publishing shall describe the regulatory and financial incentives the City provides for multi-family housing, as well as, include an inventory of vacant, residentially-designated sites. These incentives shall be in addition to those available through State density bonus laws.

Responsibility: Community Development Department (lead), Private Sector

Funding: General Fund

Timeframe: Annually

Quantified Objective: Develop 500 multi-family units (25 extremely low, 50 very low, 75 low, and 100 moderate, and 250 above moderate) during the first five years of the program

#### **HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM**

The City shall continue to partner with non-profit agencies (e.g. CSET, Self Help Enterprises) in assisting low- and moderate-income families qualifying for a low interest second mortgage loan as gap financing toward the purchase of a home.

Responsibility: Community Development Department

Funding: HOME, CalHome

Timeframe: Ongoing

Quantified Objective: Assist 50 low- and moderate-income first-time homebuyers over the next five years.

#### **HE Program 3.4 MORTGAGE REVENUE BONDS, MORTGAGE CREDIT CERTIFICATES, LOW INCOME TAX CREDITS**

The City shall continue to participate in the issuance of tax exempt revenue bonds, mortgage credit certificate projects, and low income tax credit projects to provide below market rate financing, where there is sufficient private participation.

Responsibility: Private Sector (lead), Finance Department, Community Development Department

Funding: State and Federal funds

Timeframe: Ongoing

Quantified Objective: Provide technical assistance for the issuance of one mortgage revenue bond, mortgage credit certificate, or low income tax credit funded project.

#### **HE Program 3.5 FHA/HUD/HCD AND FEDERAL HOUSING TRUST PROGRAMS OR AVAILABLE GOVERNMENT FUNDING**

In order to encourage developers to fully utilize available FHA/HUD/HCD and Federal Housing Trust programs, the City shall continue to utilize an information resources pool to enable local affordable housing providers to use these programs and incorporate them into a first-time homebuyers program as appropriate.

Responsibility: Community Development Department

Funding: Cal HFA

Timeframe: FY 2016/2017 and ongoing

Quantified Objective: Sponsor one seminar per year to facilitate promotion of this program

#### **HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM**

The City shall continue to work with the Tulare County Housing Authority (TCHA) in administering the Section 8 Housing Assistance Program which includes certificates and vouchers for low-, very low-, and extremely low-income households.

Quantified Objective: Facilitate the construction of at least five units per year during the current reporting period.

**HE Program 5.9 FARMWORKER HOUSING**

The Zoning Code (section 17.08.020) shall be revised to permit Farmworker housing by right in the AG Zone District, as well as in the IL (Light Industrial) and IH (Heavy Industrial) Zone Districts where agricultural uses are permitted by right. (Also see Table 54A, page 116). This shall be accomplished within one year of the certification of the Housing Element.

Responsibility: Community Development Department

Funding Source: General Fund

Time Frame: Within one year of certification of the Housing Element

Quantified Objective: Zoning Ordinance Amendment adopted and in effect

## NEIGHBORHOOD PRESERVATION/HOUSING REHABILITATION

There is often public anxiety based on the misperception that affordable and multi-family housing will devalue the neighborhoods in which they are established. Careful design and enforcement of design standards can ensure compatibility with surrounding neighborhoods and reduce opposition. Recent affordable housing projects in Visalia have helped to dispel misperceptions of affordable and multi-family housing by maintaining high-quality standards.

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. Since approximately 25 percent of the City's housing stock was built before 1970, there are number of these units that are in need of some form of rehabilitation. There are several neighborhoods and mobile home parks that are in need of substantial rehabilitation.

In the past the City and its Redevelopment Agency have been successful in using HOME, CDBG, and Redevelopment set-aside funds to addressing homes in need of rehabilitation. These funds have supported to following programs:

- Emergency Repairs and Basic Needs Program.
- Housing Rehabilitation Matching Grant Program.
- Low-Income Rental Rehabilitation Program.
- Senior Repair and Handicapped Program (SHARP).
- Senior Home Minor Repair Program.

### Goal HE-6

To create and maintain healthy neighborhoods by improving the condition of the existing housing stock and providing for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

## Policies

**HE Policy 6.1** The City shall strive to ensure the quality of existing and proposed residential areas and promote a sense of community integrity throughout the city.

**HE Policy 6.2** To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design that is compatible with existing uses or neighborhoods.

**HE Program 9.64 COMPREHENSIVE ANNUAL MONITORING PROGRAM**

The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels. The City shall also regularly monitor housing sales price trends of existing units.

Responsibility: Community Development Department

Funding Source: General Fund

Timeframe: 2016/17, Annually

Quantified Objective: Include documentation of annual sales and rental rates in the Annual Report every year.

**HE Program 9.75 SUCCESSOR HOUSING AGENCY REPORTING PROGRAM**

The City shall report housing financial and activity information by 1) including specified information with the Annual Progress Report (APR), required to be annually submitted to HCD by April 1, pursuant to State housing law in reporting progress in implementing the Housing Element, and 2) posting specified information on the City's website. This required "housing fund" data can be a paper report identified as an addendum to the APR. The separate housing fund data report can be attached to the APR or sent separately.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2016/17, Annually

Quantified Objective: Provide a report on housing and financial activity information on an annual basis.

**HE PROGRAM 9.8 DISADVANTAGED UNINCORPORATED COMMUNITIES (DUC)**

In order to comply with SB 244, the City shall adopt a new General Plan Land Use policy and program to establish a process for inviting annexation of the K Road County Island, the DUC with potential for urbanization within or adjacent to its boundaries. The City shall gauge interest in voluntary annexation by the residents, registered voters and property owners within the K Road County Island in the form of an Annexation Survey when either of two circumstances occur. 1- There is a development proposal within the City's corporate boundaries that is contiguous with any portion of the K Road County Island; or, Semi-annually beginning in Calendar Year (CY) 2017. The survey shall comply with Tulare County Association of Governments (TCAG) guidelines, including: Content neutrality, bi-lingual text (English/Spanish) and delivered to addressees of property owners, residents, and registered voters. The City shall initiate the Annexation if less than 35% of registered voters and less than 25% of property owners object to the annexation.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Adopt Land Use Policy and Program regarding DUC Annexation – Within one year of certification of the Housing Element Update. Ongoing Implementation- No less than Bi-Annually beginning in 2017

Quantified Objective: Land Use Policy and Program adopted. Annexation Survey prepared and delivered as established in the Program.

**HE Program 9.9 CONDUCT A COMPREHENSIVE REVIEW OF THE GENERAL PLAN**

The City shall review each Element of the General Plan to ensure for consistency with the Housing Element.

Responsibility: Community Development Department

Funding Source: General Fund

Timeframe: Within one year of certification of the Housing Element, and annually thereafter.

Quantified Objective: Review and initiate any required General Plan Amendments for adoption by the Visalia City Council.

**HE Program 9.10 PROCESS ALL IDENTIFIED ZONING CODE AMENDMENTS CONTAINED IN THE HOUSING ELEMENT UPDATE**

The City shall adopt a Zoning Text Amendment (ZTA) for all Zoning Code actions contained in the Housing Element, as follows:

State mandated Code revisions to comply with State Housing laws:

- Revise definition of "Affordable Housing"
- Revise the definition of "Transitional Housing"
- Revise the permitting process by zone district for the following housing classifications:
  - Farmworker Housing
  - Transitional Housing
  - Supportive Housing
- Codify the exemption from zoning code standards to facilitate reasonable accommodation for persons with disabilities.

City-Initiated Code revisions to implement the Housing Element:

- Increase the unit threshold for multi-family projects permitted by right
- Revise Mobile Home Parks development standards.
- Codify the in-fill incentive program (General Plan Policies LU-P-45 and LU-P-46)

Responsibility: Community Development Department

Funding Source: General Fund

Timeframe: Within one year of certification of the Housing Element.

Quantified Objective: Zoning Text Amendments adopted by Ordinance within one year of certification of the Housing Element.

## APPENDIX A: RESIDENTIAL LAND INVENTORY



**TABLE B-1**  
**SITES INVENTORY: CAPACITY ON VACANT LAND**  
**Visalia 2016**

HIGH DENSITY RESIDENTIAL SITES - EXTREMELY LOW INCOME (ELI) & VERY LOW INCOME (VLI) INVENTORY

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-8)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Flood Zone	Address
multiple	RHD	R-M-3 PA,	EVI, VLI	0.20	N/A	N/A	N/A	6	READY FOR PERMIT	ASHLEY GROVE, UNIT NO. 12	X	7100 W LARK AVE VISALIA
077660024	RHD	R-M-3 R-1-6, R-M-2, R-M-3	EVI, VLI	1.56	35	15	23	36	TENTATIVE	OAKWOOD RANCH 2	AE X02	POR PARCEL 2, PARCEL MAP 1653, PM 17-54, ETC
126100012	RHD	R-M-3	EVI, VLI	5.95	35	15	23	137	TENTATIVE	DIAMOND OAKS	X02	901 E CALDWELL AVE VISALIA
077100100	RHD	OP PA,	EVI, VLI	18.78	35	15	23	432	NONE	X X02		POR S/2 SEC 15, 18/24
077660022	RHD	R-M-3 C-50,	EVI, VLI	1.93	35	15	23	44	NONE	AE X02		POR PARCEL 1, PARCEL MAP 1929, PM 20-30, ETC
078120026	RHD	R-M-2	EVI, VLI	7.08	35	15	23	163	NONE	X X02		POR LOT 5 SHANNON RANCH; EAST SUB MAP RIM 40-46
079071029	RHD	R-1-6	EVI, VLI	4.49	35	15	23	103	NONE	X		POR S 738 FT OF N/2 OF SW/4 SEC 17-18/25
079071030	RHD	R-1-6	EVI, VLI	4.52	35	15	23	104	NONE	X X02		POR S/7 OF N/2 OF SW/4 SEC 17-18/25
079310004	RHD	R-M-2	EVI, VLI	8.47	35	15	23	195	NONE	X X02		PARCEL 3 PARCEL MAP NO 4837 PM 49-42
079310005	RHD	R-M-2	EVI, VLI	7.22	35	15	23	166	NONE	X		PARCEL 4 PARCEL MAP NO 4837 PM 49-12
087090035	RHD	R-M-3	EVI, VLI	1.35	35	15	23	31	NONE	X02		POR NE/4 OF NE/4 SEC 35-18-24
087090052	RHD	R-M-3	EVI, VLI	0.35	35	15	23	8	NONE	X02		730 S FULGHAM RD VISALIA

087100043	RHD	R-M-3	EVI, VLI	0.51	35	15	23	12	NONE	X02	914 S FULGHAM RD VISALIA
093243009	RHD	C-C	EVI, VLI	0.17	35	15	23	4	NONE	AE	916 W MURRAY AVE VISALIA
093243010	RHD	C-C	EVI, VLI	0.16	35	15	23	4	NONE	AE	POR NW/4 OF SEC 30-18-25
094110013	RHD	C-S	EVI, VLI	2.09	35	15	23	48	NONE	AE	POR N/2 OF SEC 29-18/29
094110019	RHD	C-S, QP	EVI, VLI	2.65	35	15	23	61	NONE	AE	
096321012	RHD	R-M-3	EVI, VLI	0.33	35	15	23	8	NONE	X02	OAKVIEW COL POR L1 12
097272032	RHD	R-M-3	EVI, VLI	1.46	35	15	23	33	NONE	X02	BE MC CLURE'S 2ND SUB POR LTS
098050002	RHD	R-1-6	EVI, VLI	3.91	35	15	23	90	NONE	AE X02	1818 E GOSHEN AVE VISALIA
098050003	RHD	R-1-6	EVI, VLI	5.55	35	15	23	128	NONE	AE X02	POR SEC 28-18-25
098050035	RHD	C-S, C-SO	EVI, VLI	4.13	35	15	23	95	NONE	AE	1736 E GOSHEN AVE VISALIA
098050070	RHD	R-1-6	EVI, VLI	5.41	35	15	25	124	NONE	AE X02	2046 E GOSHEN AVE VISALIA
098060027	RHD	R-M-2	EVI, VLI	1.46	35	15	23	34	NONE	AE X02	2505 F GOSHEN AVE VISALIA
098060038	RHD	R-M-2	EVI, VLI	1.73	35	15	23	40	NONE	X02	2541 E GOSHEN AVE VISALIA
098060043	RHD	R-1-6	EVI, VLI	3.15	35	15	23	72	NONE	X02	POR NE 1/4 OF SEC 1/4 SEC 28 18/25
098180044	RHD	C-S	EVI, VLI	0.20	35	15	23	5	NONE	AE	POR PARCEL 7 PAR MAP 3097 PM 40-1
098180046	RHD	R-1-6, R-M-3	EVI, VLI	3.16	35	15	23	73	NONE	AE	POR PARCEL 1 PARCEL MAP NO 1462 PM 15-63
098200011	RHD	PA	EVI, VLI	0.42	35	15	23	10	NONE	X02	1814 E HOUSTON AV VISALIA
098200060	RHD	PA, R-1-6	EVI, VLI	1.08	35	15	23	25	NONE	AE X02	1830 E HOUSTON AVE VISALIA
098340042	RHD	R-1-6	EVI, VLI	9.68	35	15	23	223	NONE	AE X02	POR PARCEL 1 PARCEL MAP NO 3095 PM 21-96
100390001	RHD	R-M-2	EVI, VLI	4.62	35	15	23	106	NONE	AE X02	PARCEL 1 PAR MAP 4379 PM 44 84
100390002	RHD	R-1-6, R-M-2	EVI, VLI	3.81	35	15	23	88	NONE	AE X02	PARCEL 2 PARCEL MAP 3379 B44 P84 PM
119730011	RHD	R-M-3	EVI, VLI	9.52	35	15	23	219	NONE	X02	
123220044	RHD	PA, R-M-3	EVI, VLI	4.85	35	15	23	112	NONE	AE X02	
126070049	RHD	R-M-2	EVI, VLI	10.43	35	15	23	240	NONE	X02	POR REMAINDER PARCEL MAP NO 40-6 PM 41-50
<b>Subtotal</b>				<b>142.37</b>	<b>35</b>	<b>15</b>	<b>23</b>	<b>3276</b>			

MEDIUM DENSITY RESIDENTIAL SITES - LOW INCOME (L) INVENTORY

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-8)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Food Zone	Address
multiple	RMD	R-M-2	LI	2.31	15	10	N/A	29	READY FOR PERMIT	RIVERWOOD, UNIT NO. 2	X02	POR LOTS 509 & 910 RIVERWOOD UNIT NO 2 RM 42-51
multiple	RMD	R-M-2	LI	4.02	15	10	N/A	47	READY FOR PERMIT	PARK PLACE, UNIT NO. 4	AE & X02	LOT 1 PARK PLACE UNIT NO 4 RM 42-63
077800002	RMD	R-1-6	LI	4.31	15	10	12	52	TENTATIVE	PHEASANT RIDGE UNIT 7 PHASE 4	X02	
078120028	RMD	R-M-2	LI	11.72	15	10	12	141	TENTATIVE	HIGHLAND PARK AT SHANNON RANCH	X02	POR LOT 2 SHANNON RANCH CENTRAL SUB MAP RM 40-99
078120029	RMD	R-M-2	LI	14.34	15	10	12	172	TENTATIVE	HIGHLAND PARK AT SHANNON RANCH	X02	POR LOT 3 SHANNON RANCH CENTRAL SUB MAP RM 40-99
087060007	RMD	R-M-2	LI	0.94	15	10	12	11	TENTATIVE	VISALIA PALMS	AE X02	4316 W MYRTLE AVE VISALIA
087060008	RMD	R-M-2	LI	0.48	15	10	12	6	TENTATIVE	VISALIA PALMS	X02	4240 W MYRTLE AVE VISALIA
087060009	RMD	R-M-2	LI	1.69	15	10	12	20	TENTATIVE	VISALIA PALMS	AE X02	4230 W MYRTLE AVE VISALIA
087060010	RMD	R-M-2	LI	1.05	15	10	12	13	TENTATIVE	VISALIA PALMS	X02	POR 5/2 OF NW/4 OF NE/4 35 18 24
090280004	RMD	R-M-2	LI	7.89	15	10	12	95	TENTATIVE	VINEYARD VILLAGS	AE X02	PORS PAR 2 PAR MAP 3519 & PAR 3 ENCINA COLONY ETC
090300032	RMD	R-M-2	LI	3.66	15	10	12	44	TENTATIVE	LUIS ACRES, UNIT NO. 1	AE	
090310001	RMD	R-M-2	LI	2.85	15	10	12	34	TENTATIVE	LUIS ACRES, UNIT NO. 1	AE	
097241001	RMD	R-M-2	LI	0.97	15	10	12	12	TENTATIVE	OLIVE PLACE	X02	EVANSDALE TR LOT 67
097241014	RMD	R-M-2	LI	0.62	15	10	12	7	TENTATIVE	OLIVE PLACE	X02	EVANSDALE TR POR LT 62
097272002	RMD	R-M-2	LI	0.95	15	10	12	11	TENTATIVE	GARDEN STREET	X02	1634 S GARDEN ST VISALIA
098050069	RMD	R-1-6	LI	5.72	15	10	12	69	TENTATIVE	NORTH SIERRA STATES	AE	PARCEL 1 PARCEL MAP NO 4824 PM 49-79

Parcel ID	Zone	Area	Height	Depth	Width	Length	Volume	Notes	Flood Zone	Address
103290029	RMD	R-M-2	LI	0.93	15	10	12	11	TENTATIVE	LA DOLCE VILLAS
		R-1-6, R-M-2, R-M-3	LI	7.89	15	10	12	95	TENTATIVE	X02 1008 N LOVERS LN VISALIA
126100012	RMD		LI							DIAMOND OAKS
										X02 901 E CALDWELL AVE VISALIA
077060024	RMD	R-1-6	LI	7.27	15	10	12	87	NONE	
077100100	RMD	QP	LI	6.25	15	10	12	75	NONE	
077490018	RMD	R-1-6	LI	11.57	15	10	12	139	NONE	
077530065	RMD	C-S	LI	3.67	15	10	12	44	NONE	
077740001	RMD	C-S, R-1-6	LI	8.23	15	10	12	99	NONE	
077750001	RMD	C-S	LI	4.97	15	10	12	60	NONE	
078120034	RMD	C-SO, R-1-6	LI	1.47	15	10	12	18	NONE	
078210021	RMD	R-M-2	LI	4.63	15	10	12	56	NONE	
079071029	RMD	R-1-6	LI	6.91	15	10	12	83	NONE	
07907103C	RMD	R-1-6	LI	6.65	15	10	12	80	NONE	
087090011	RMD	R-M-2	LI	1.17	15	10	12	14	NONE	
087090015	RMD	R-M-2	LI	0.34	15	10	12	4	NONE	
087090022	RMD	R-M-2	LI	0.37	15	10	12	4	NONE	
087090030	RMD	R-M-2	LI	0.29	15	10	12	3	NONE	
087090031	RMD	R-M-2	LI	0.23	15	10	12	3	NONE	
090060019	RMD	C-SO, R-M-2	LI	5.80	15	10	12	70	NONE	
093021027	RMD	R-M-2	LI	0.52	15	10	12	6	NONE	
093021028	RMD	R-M-2	LI	0.52	15	10	12	6	NONE	
096182018	RMD	R-M-2	LI	0.24	15	10	12	3	NONE	
096182019	RMD	R-M-2	LI	0.24	15	10	12	3	NONE	
097241003	RMD	R-M-2	LI	0.62	15	10	12	7	NONE	
097241013	RMD	R-M-2	LI	0.45	15	10	12	5	NONE	

097241016	RMD	R-M-2	LI	0.09	15	10	12	1	NONE	X02	1309 S LIBERTY ST VISALIA
097241028	RMD	R-M-2	LI	0.20	15	10	12	2	NONE	X02	EVANSDALE TR POR LT 59
097241041	RMD	R-M-2	LI	0.41	15	10	12	5	NONE	X02	POR LOT 70, EVANSDALE TRACT, RM 13-13
097241042	RMD	R-M-2	LI	0.51	15	10	12	6	NONE	X02	POR LOT 70, EVANSDALE TRACT, RM 13-13
097242017	RMD	R-1-6	LI	1.85	15	10	12	22	NONE	X02	EVANSDALE TR LT 29 & 30
097261010	RMD	R-M-2	LI	0.82	15	10	12	10	NONE	X02	1425 S GARDEN ST VISALIA
097261045	RMD	R-M-2	LI	0.48	15	10	12	6	NONE	X02	1409 S GARDEN ST VISALIA
097282017	RMD	R-M-2	LI	0.43	15	10	12	5	NONE	X02	1813 S GARDEN #A VISALIA
097282018	RMD	R-M-2	LI	0.14	15	10	12	2	NONE	X02	1818 S GARDEN ST VISALIA
098030002	RMD	R-1-6, R-M-2	LI	5.65	15	10	12	68	NONE	AE X02	2237 E HOUSTON AVE VISALIA
098050002	RMD	R-1-6	LI	5.79	15	10	12	69	NONE	AE X02	1818 F GOSHEN AVF VISALIA
098050003	RMD	R-1-6	LI	5.80	15	10	12	70	NONE	AE X02	POR SEC 28-18-25
098050005	RMD	R-1-6	LI	9.05	15	10	12	109	NONE	AE X02	POR W/2 OF NE/4 SEC 28-18-25
098050051	RMD	R-1-4.5	LI	18.98	15	10	12	228	NONE	AE X02	2635 E HOUSTON AVE VISALIA
098200012	RMD	PA, R-1-6	LI	0.94	15	10	12	11	NONE	X02	1810 E HOUSTON AVE VISALIA
098200052	RMD	PA, R-1-6	LI	1.46	15	10	12	18	NONE	X02	1736 F HOUSTON AVE VISALIA
098200070	RMD	PA, R-1-6	LI	6.95	15	10	12	83	NONE	X02	POR REMINDER PM 4C16 B41 P20
098330007	RMD	R-1-6	LI	2.37	15	10	12	28	NONE	X02	THE S 156.16 FT OF PAR 1 PAR MAP 3095 V31 P96 PM
098480005	RMD	PA, R-1-6	LI	2.35	15	10	12	28	NONE	AE X02	1904 E HOUSTON AVE VISALIA
100050012	RMD	R-M-2	LI	1.00	15	10	12	23	NONE	AE	POR 2 PM 4261 V43 P65
100070047	RMD	R-1-6	LI	1.00	15	10	12	12	NONE	X02	614 S GODDARD DR VISALIA
100080003	RMD	C-5 C-50	LI	9.06	15	10	12	109	NONE	X02	2639 E NOBLE AVE VISALIA
100120019	RMD	C-50, R-1-6	LI	6.07	15	10	12	73	NONE	AE	POR NE/4 OF SEC 33-18-25
100360032	RMD	C-N	LI	6.10	15	10	12	73	NONE	AE X02	PARCEL 1 OF PARCEL MAP 3804 CI PM 39-07
101041001	RMD	R-M-2	LI	0.37	15	10	12	3	NONE	X02	TR NO 151 LT 28 EX N 119 FT
101041002	RMD	R-M-2	LI	0.26	15	10	12	3	NONE	X02	TR NO 151 LT 29 EX N 119 FT
101041015	RMD	R-M-2	LI	0.32	15	10	12	4	NONE	X02	TR 151 N/2 LT 30
101050013	RMD	R-M-2	LI	0.89	15	10	12	11	NONE	AE	POR NW/4 34-18-25

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-3)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Block	Address
101050019	RMD	QP, R-1-6	LI	9.48	15	10	12	114	NONE	X02		1410 S LOVERS LN VISALIA
101050038	RMD	R-1-6	LI	2.12	15	10	12	25	NONE	X02		
101060011	RMD	R-1-6	LI	0.47	15	10	12	6	NONE	AE		424 MC AULIFF RD VISALIA
103020068	RMD	A, R-1-5	LI	2.62	15	10	12	31	NONE	X02		POPS LOTS 9 & 11, RIVER RUN RANCH, RM 39 11
103020069	RMD	A, R-1-6	LI	3.39	15	10	12	41	NONE	X02		POPS LOTS 9, 10, 11, RIVER RUN RANCH, RM 39 11
103020070	RMD	A, QP, R-1-6, R-M-2	LI	0.44	15	10	12	5	NONE	X02		POR LOT 11, RIVER RUN RANCH, RM 39-11
126011034	RMD	A	LI	5.05	15	10	12	51	NONE	X02		
126300055	RMD	C-N	LI	0.44	15	10	12	5	NONE	X02		POR PARCEL 2 PARCEL MAP HO 4524 PM 46 29
126470008	RMD	R-M-2	LI	1.93	15	10	12	23	NONE	X02		POR N/2 4-19-25
126530001	RMD	R-M-2	LI	6.44	15	10	12	77	NONE	X02		PAR 1 PM 3941 V40 P45
127140003	RMD	R-M-3	LI	7.11	15	10	12	85	NONE	AE X02		POP N/2 OF NW/4 SEC 3-19/25
<b>Subtotal</b>				<b>274.43</b>				<b>3293</b>				

LOW DENSITY RESIDENTIAL SITES (R-1-4.5 ZONE) - MODERATE INCOME (MI) INVENTORY

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-3)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Block	Address
091040025	RLD	R-1-4.5	MI	1.29	10	2	8	10	TENTATIVE	ROCKWOOD ESTATES	AE X02	POR REMAINDER RIVERVIEW PAR: NO 2 RM 34 9
091333044	RLD	R-1-4.5	MI	3.89	10	2	8	31	TENTATIVE	ROCKWOOD ESTATES	AE X02	POR REMAINDER RIVERVIEW PAR: NO 2 RM 34 9
098050043	RLD	R-1-4.5	MI	1.76	10	2	8	14	TENTATIVE	LANCE LAKE ESTATES	X02	2423 E HOUSTON AVE VISALIA
098050044	RLD	R-1-4.5	MI	18.19	10	2	8	146	TENTATIVE	LANCE LAKE ESTATES	AF X02	POR NE/4 28-18-25
098050058	RLD	R-1-4.5	MI	0.35	10	2	8	3	TENTATIVE	EAGLE MEADOWS NO. 1 OAK PARK ESTATES (REVISED)	AF X02	5105M DRAIN BASIN IN NE/4 SEC 28-18/25
098050060	RLD	R-1-4.5	MI	9.08	10	2	8	73	TENTATIVE	OAK PARK ESTATES (REVISED)	X02	

098050062	RLD	R-1-4.5	MI	1.69	10	2	8	14	TENTATIVE	OAK PARK ESTATES (REVISED)	X02	
098050064	RLD	R-1-4.5	MI	3.48	10	2	8	28	TENTATIVE	EAGLE MEADOWS NO. 2	X02	FOR S/2 OF NE/4 SEC 28.18/25
098050067	RLD	R-1-4.5	MI	13.77	10	2	8	110	TENTATIVE	EAGLE MEADOWS NO. 1	AE X02	FOR NW/4 SEC 28.18/25
098050068	RLD	R-1-4.5 OP,	MI	16.05	10	2	8	128	TENTATIVE	EAGLE MEADOWS NO. 2	AE X02	FOR NW/4 SEC 28.18/25
098220057	RLD	R-1-4.5	MI	2.02	10	2	8	16	TENTATIVE	ST. JOHNS RIVERWALK	AE	FOR PARCEL 1, PARCEL MAP NO 3294, PM 33-96
101060008	RLD	R-1-4.5	MI	13.62	10	2	8	109	TENTATIVE	DEEYVNA RANCH	AE X02	FOR NW OF NE/4 SEC 34.18-25

										Flood Zone	Address	
103180056	RLD	R-1-4.5, R-1-6	MI	0.21	10	2	8	2	NONE	X02	3206 E ROOSEVELT AVE VISALIA	
103210035	RLD	R-1-4.5	MI	1.07	10	2	8	9	NONE	AE X02	FOR E/2 SW/4 SEC 27-18-25	
103280016	RLD	R-1-4.5	MI	0.23	10	2	8	2	NONE	AE X02	LOTS 16 & 29 TO 32 GOLDEN WEST VILLAGE RM 32-57	
103330084	RLD	R-1-4.5	MI	0.14	10	2	8	1	NONE	AE	GOLDEN WEST VILLAGE UNIT 2 RM 35-04 LOT 27	
103330088	RLD	R-1-4.5	MI	0.11	10	2	8	1	NONE	AE	GOLDEN WEST VILLAGE UNIT 2 RM 35-04 LOT 31	
103330094	RLD	R-1-4.5	MI	0.19	10	2	8	2	NONE	X02	FOR PARCEL 1 PARCEL MAP NO 3945 PM 40-49	
103330098	RLD	R-1-4.5	MI	1.51	10	2	8	12	NONE	X02	3321 E HOUSTON AVE VISALIA	
103330100	RLD	R-1-4.5, R-1-6	MI	2.18	10	2	8	17	NONE	X02	3307 E HOUSTON AVE VISALIA	
103330102	RLD	R-1-4.5	MI	1.06	10	2	8	8	NONE	AE X02	3631 E HOUSTON AVE VISALIA	
<b>Subtotal</b>				<b>5.70</b>				<b>735</b>				

**Note regarding Zoning Designations:** Zoning designations current as of the date of this publication are listed in Table B-1. Zoning designations on certain properties in the Sites Inventory will change prior to or within one year of the Housing Element adoption date. The changes are part of the City of Visalia's ongoing Zoning Ordinance Update in an effort to bring Zoning designations consistent with the current General Plan I and Use designations. The new Zoning designations, upon adoption of the Zoning Ordinance Update, allow for the specified number of typical units and inventories units.

**TABLE B-2  
SITES INVENTORY: DOWNTOWN VISALIA  
VISALIA  
2016**

APN	Land Use Desig.	Zoning	Acres	Typical Density	Typical Units	Comments
93177007	DMU	CSO	2.7	22	59	Most of the site is underutilized. Existing use as warehouse/distribution. The existing building is occupied by a pipe and plumbing supply company. Since the company has very little capital investment in the site, they are looking to relocate. The site has good frontage and would be ideal for a higher value use.
94273003	DMU	PA	0.4	23	9	Vacant.
094110013, 094100037	RHD	CS	2.0 1.4	22	75	Existing use is offices and storage used in association with a homeless shelter. It is not used as a day use or overnight facility. Over half of the site is vacant and parcel containing the building is large underutilized.
094100041, 094250002	CMU	CS	0.5 0.8	22	29	Industrial / Warehousing with some vacant land. These sites are currently vacant.
94250004	CMU	CS	0.4	22	9	Vacant single-family residence.
093201008, 093201009, 093201010, 093201012, 093201013, 093201014, 093201015, 093201016, 93201020	DMU	PA	0.2 0.1 0.1 0.4 0.1 0.2 0.2 0.1 0.3	40	68	City-owned surface parking lot. Residential only. City participation shall be contingent on minimum 40 d.u./acre development potential.
94283001	DMU	CDT	1.5	40	60	City-owned recently vacated service commercial site/lumber yard on full city block.
<b>TOTAL</b>			<b>11.4</b>		<b>309</b>	

<sup>1</sup>Typical density of 22 units per acre based on most conservative estimate of development density potential.

Source: City of Visalia Community Development Department and Minifie Harnish, 2009, City of Visalia 2015



**TABLE B-3  
SITES INVENTORY: EAST DOWNTOWN VISALIA  
Visalia  
2016**

Site Number	APN	GP LU Code	Zoning	GIS Acres	Typical Density	Typical Units	Inventoried Units*	Inventoried Income Level	Comments
<b>Neighborhood 1: Santa Fe</b>									
1	094305003, 094305008, 094305009	DMU	C-DT	0.4	25	30	15	Lower	One parcel is vacant. Other parcels contain marginal uses.
				0.5					
2	94295008	DMU	C-DT	0.8	25	20	10	Lower	Site is mostly occupied by a parking lot and vacant area. Restaurant on small portion of site.
				1.2					
3	09425003E, 094250039	DMU	C-DT	1.6	25	40	20	Lower	A quarter of the property is vacant and the rest consists of a sign shop. The property owner has contacted the City and has expressed interest in redeveloping the site as a mixed-use development.
				0.1					
				1.6					
4	094240001, 094240002, 094240033	DMU	C-DT	0.3	25	43	21	Lower	Industrial/warehouse with large parking area.
				0.5					
				1					
5	094231001, 094231014, 094231021, 094231023	DMU	C-DT	0.03	25	20	10	Lower	
				0.4					
				0.04					

					0.8													
6	94221010	DMU	C-DT		0.6	25	15	8	Lower									Parking lot for adjacent industrial building
7	94221016	DMU	C-DT		0.3	15	5	2	Moderate**									Vacant lot
<b>SUBTOTAL - NEIGHBORHOOD 1</b>					<b>7.0</b>	<b>-</b>	<b>172</b>	<b>86</b>										
<b>Neighborhood 2: East Main</b>																		
1	94222030	CMU	C-S		1.1	25	28	21	Lower									Industrial/warehouse
2	94222029	CMU	C-S		3.4	25	85	64	Lower									Industrial/warehouse
3	094222001, 094222002, 094222013	CMU	C-S		0.3	25	20	15	Lower									Sites 3 and 4: Vacant land owned by City RDA. Site recently being cleared with federal Brownfields grant. fully developable.
					0.1													
					0.3													
					0.8													
4	94222014	CMU	C-S		2.3	25	58	43	Lower									Industrial/warehouse.
5	94222019	CMU	C-S		1.1	25	28	21	Lower									Industrial/warehouse.
6	94222018	CMU	C-S		1.3	25	33	24	Lower									Industrial warehouse.
7	94222015	CMU	C-S		0.9	25	23	17	Lower									Vacant lot.
8	094222016, 094222023, 094222024	CMU	C-S		0.7	25	28	21	Lower									Industrial/warehouse.
					0.3													
					0.2													
					1.1													
9	094211025, 094211026	CMU	C-S		0.5	25	18	13	Lower									Industrial warehouse.
					0.3													
					0.7													
					0.2													Vacant lot
					0.5													
					0.7													
10	094211021, 094211024	CMU	C-S		0.5	25	12	13	Lower									
11	094203004, 094203005	CMU	C-S		0.3	25	18	13	Lower									Industrial/warehouse.
					0.1													

	094203006			0.3 0.7															
	094203001, 094203002, 094203007, 094203008	CMU	C-S	0.1 0.1 0.3 0.1 0.7	25	18	15	Lower	Industrial/warehouse.										
12																			
13	94211009	CMU	C-S	0.2	15	3	2	Moderate**	Industrial/warehouse.										
14	94211005	CMU	C-S	0.2	15	3	2	Moderate**	Industrial/warehouse.										
15	94204007	CMU	C-S	0.3	15	5	3	Moderate**	Vacant lot										
16	94233014	CMU	C-S	0.3	15	5	3	Moderate**	Parking lot.										
	094234004, 094234005, 094234014, 094234015	CMU	C-S	0.7 0.1 0.2 0.3 1.3	25	33	24	Lower	Industrial/warehouse.										
17																			
	094231008, 094231009, 094231010	CMU (APN-008,009); DMU (APN-010)	C-S	0.3 0.1 0.1 1.6	25	15	11	Lower	Sites 18 and 19: Parking lot and abandoned car sales lot. Site appears clear without constraints. Features thru lots between Main St. and Center St. with useable alley way.										
18																			
19	94231026	CDT	C-DT	0.6 0.1 0.3 0.1 0.3 0.9	25	15	11	Lower	Sites 20 and 21: Metal building with parking lot on site. Existing car window repair and tinting business on-site. No significant constraints for residential re-development.										
20	094232001, 094232003, 094232005, 094232016	CMU	C-S	0.1 0.3 0.1 0.3 0.9	25	23	17	Lower											

21	094232006, 094232907, 094232008	CMU	C-S	0.4	25	30	23	Lower	
				0.3					
22	094201001, 094201019, 094201020, 094201021	CMU	C-S	1.2	25	35	26	Lower	Sites 22 and 23: Sites have improved alleyway. One warehouse on parcels, and one small car sales office (underutilized). No significant constraints
				0.2					
				0.7					
				0.2					
23	094201005, 094201026	CMU	C-S	1.4	25	30	23	Lower	
				0.5					
				0.7					
24	94201027 94240929	CMU	C-S	1.2	25	55	41	Lower	Sites 25 and 26: Large paved area. One inactive oak (species unk) on east side. One portable building on largest lot. Classic brick building being used for auto repair - great candidate for integration with new residential and reuse. Needs powerline undergrounding which is addressed in EDT Infrastructure Plan.
				2.2					
25	094240005, 094240039	C, CMU	C-S	0.9	25	23	17	Lower	
				0.2					
				0.2					
26		C, CMU	C-S	0.2	25	20	15	Lower	
				0.2					
27	94190001	C, CMU	C-S	0.8	25	10	8	Lower	Site 27: Used car lot. No constraints. Industrial warehouse.
				0.4					
<b>SUBTOTAL - NEIGHBORHOOD 2</b>				<b>27.3</b>	<b>-</b>	<b>673</b>	<b>504</b>		

Neighborhood 4: Central Park									
1	94250031	CMU	C-S	0.7	25	18	13	Lower	Vacant site
2	94250015	CMU	C-S	0.8	25	20	15	Lower	Industrial/warehouse.
<b>SUBTOTAL - NEIGHBORHOOD 4</b>				<b>1.5</b>		<b>38</b>	<b>28</b>		
<b>TOTAL ALL NEIGHBORHOODS</b>				<b>35.8</b>		<b>882</b>	<b>619</b>		
<b>TOTAL LOWER-INCOME</b>				<b>34.5</b>		<b>863</b>	<b>605</b>		
<b>TOTAL MODERATE-INCOME</b>				<b>1.3</b>		<b>20</b>	<b>14</b>		

Notes: \*Inventoried capacity varies by neighborhood:

Neighborhood 1: Santa Fe – inventoried at 50 percent capacity

Neighborhood 2: Fair Mair – inventoried at 75 percent capacity

Neighborhood 4: Central Park – inventoried at 75 percent capacity

\*\*Sites smaller than 0.5 acres inventoried as available for moderate-income based on expected project size for these sites

RESOLUTION NO. 2016-37

A RESOLUTION OF THE VISALIA PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL APPROVE  
GENERAL PLAN AMENDMENT NO. 2016-06, ADOPTING THE  
5<sup>th</sup> CYCLE GENERAL PLAN HOUSING ELEMENT UPDATE

**WHEREAS**, The draft Housing element Update was prepared by the City of Visalia in accordance with all applicable portions of State of California Planning and Zoning Law; specifically, Article 5, Section 65300 et. Seq., and Article 10.6 Section 65580, et. Seq., and,

**WHEREAS**, The Planning Commission of the City of Visalia, after thirty days published notice opened a public hearing on June 13, 2016, and continued said hearing to June 27, 2016; and,

**WHEREAS**, The Planning Commission of the City of Visalia finds the draft Housing Element Update is in accordance with the purposes, intent, and policies of the General Plan of the City of Visalia; and,

**WHEREAS**, An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and that Negative declaration No. 2015-56 can be adopted; and,

**NOW, THEREFORE, BE IT RESOLVED**, That the Planning Commission of the City of Visalia recommends approval of General Plan Amendment No. 2016-06, Adopting the 5<sup>th</sup> Cycle General Plan Update based on the following specific findings and evidence presented:

1. That the proposed Housing Element Update is in conformance with the purposes, intent, and policies of the General Plan of the City of Visalia.
2. That the proposed Housing Element Update has been prepared in accordance with all applicable portions of State of California Planning and Zoning Law; specifically Article 5, Section 65300 et. seq., and Article 10.6 Section 65580, et. Seq.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and that Negative Declaration No. 2015-56 can be adopted.
4. That the Planning Commission recommend to the City Council adoption of Negative Declaration No. 2015-56, and adoption of the final revised draft Housing Element Update as the City of Visalia General Plan Housing Element.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that any revisions made to the Housing Element Update subsequent to the Planning Commission's review be exempt from any requirement for formal subsequent review by the Planning Commission, unless otherwise directed by the City Council.

CITY OF VISALIA  
315 E. ACEQUIA STREET  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
NEGATIVE DECLARATION**

Project Title: 5<sup>th</sup> Cycle General Plan Housing Element Update (2015-2023)

Project Description: The project is the 2015 General Plan Housing Element Update. State Housing Element Law (Government Code Section 65580 (et seq.)) requires local governments to plan for the existing and projected housing needs of all economic segments of the community. The City of Visalia last updated its Housing Element in 2010, which served a planning period to December 31, 2015. The 2015 Housing Element Update is a comprehensive review and select update of the 2010 Housing Element background information and goals, policies, and programs. The eight-year planning period for the new Housing Element covers the period January 1, 2014, to September 30, 2023. Adoption of the Housing Element Update is anticipated by June 20, 2016.

Contact Person: Paul Scheibel, AICP, Environmental Coordinator. Phone: (559) 713-4369.

Availability of the Initial Study (No. 2015-56): The Initial Study may be viewed at the City of Visalia Community Development Department, located at 315 E. Acequia Ave., Visalia CA 93291, Monday through Friday between the hours of 8:00am and 5:00pm; or on line at the City of Visalia website: <http://www.ci.visalia.ca.us>

Time and Place of Public Hearing: All public hearings to consider the Housing Element Update and the associated Negative Declaration will occur after the close of the Negative Declaration review period.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that it will not result in any significant effect upon the environment because of the reasons listed below:

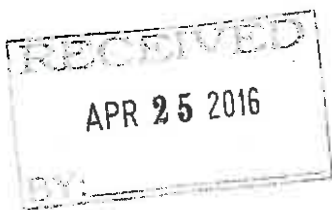
Reasons for Negative Declaration: Initial Study No. 2015-56 has not identified any significant, adverse environmental impacts that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Ave., Visalia, CA.

Comments on this proposed Negative Declaration will be accepted until May 26, 2016.

Date: April 25, 2016

Signed: \_\_\_\_\_

Environmental Coordinator, City of Visalia



**ATTACHMENT 3**

CITY OF VISALIA  
315 E. ACEQUIA STREET  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
NEGATIVE DECLARATION**

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Contact Person: Paul Scheibel, AICP, Environmental Coordinator. Phone: (559) 713-4369.

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Date: April 25, 2016

Signed: 

Environmental Coordinator, City of Visalia



CITY OF VISALIA  
315 E. ACEQUIA STREET  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
NEGATIVE DECLARATION**

**Project Title:** 5<sup>th</sup> Cycle General Plan Housing Element Update (2015-2023)

**Project Description:** The project is the 2015 General Plan Housing Element Update. State Housing Element Law (Government Code Section 65580 (et seq.)) requires local governments to plan for the existing and projected housing needs of all economic segments of the community. The City of Visalia last updated its Housing Element in 2010, which served a planning period to December 31, 2015. The 2015 Housing Element Update is a comprehensive review and select update of the 2010 Housing Element background information and goals, policies, and programs. The eight-year planning period for the new Housing Element covers the period January 1, 2014, to September 30, 2023. Adoption of the Housing Element Update is anticipated by June 20, 2016.

**Contact Person:** Paul Scheibel, AICP, Environmental Coordinator. **Phone:** (559) 713-4369.

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Comments on this proposed Negative Declaration will be accepted until May 26, 2016.

**Date:** April 25, 2016

**Signed:** 

Environmental Coordinator, City of Visalia

## INITIAL STUDY

### I. GENERAL

#### Project Title: 5<sup>th</sup> Cycle General Plan Housing Element Update (2014-2023)

Project Description: The project is the 5<sup>th</sup> Cycle General Plan Housing Element Update. State Housing Element Law (Government Code Section 65580 (et seq.)) requires local governments to plan for the existing and projected housing needs of all economic segments of the community. The City of Visalia last updated its Housing Element in 2010, which served a planning period to December 31, 2013. The Housing Element Update is a comprehensive review and select update of the 2010 Housing Element background information and goals, policies, and programs. The nine-year planning period for the new Housing Element covers the period January 1, 2014, to September 30, 2023. Adoption of the Housing Element Update is anticipated by May 1, 2016.

The Housing Element is a policy document intended as a guide for decision-makers in meeting the City's housing objectives over the next eight years. The Housing Element modifies existing policies and implementation programs in the 2009 Housing Element. The Housing Element preserves the most successful programs from the last Element and proposes new programs to meet the housing needs of the city's residents. Some of the more significant changes in the Housing Element Update include additional policies to encourage infill development and higher-density mixed-use projects, prevent and mitigate foreclosures, strengthen programs for persons in need of emergency shelter, and monitor the implementation of the Element.

"Projected housing needs" for the City of Visalia during this housing element period were determined through the regional housing needs allocation (RHNA) process. California law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Tulare County Council of Governments (TCAG) allocated the region's "fair share" housing need among the jurisdictions within its boundaries, including Visalia pursuant to State guidelines. In December 2013, TCAG assigned a need of 10,021 housing units to the City of Visalia for the period January 1, 2016, through December 31, 2023. Of the 10,021 housing units, 6,349 units are to be affordable to moderate-income households and below, including 1,308 extremely low-income units, 1,308 very low-income units, 1,931 low-income units, and 1,802 moderate-income units. The allocation is equivalent to a yearly need of 1,253 housing units for the eight-year time period.

After accounting for the 1,881 new housing units that were approved (i.e., issued building and/or occupancy permits) since the beginning of the Housing Element planning period (January 1, 2010) through the date of the inventory (February 2015) or projected to be built during the Housing Element planning period (e.g., mobile homes or second unit dwellings), the City of Visalia has a remaining need of 10,021 units, 6,349 at or below moderate-income for the 2015-2023 planning period. To demonstrate that the city has sufficient land capacity to accommodate this remaining need, the City conducted an inventory of vacant and underutilized sites within existing city limits. The sites inventory demonstrated that the city has an added capacity within existing city limits of 644 units for extremely low and very low- incomes, and 1,283 units for low-income, which exceeds its new added RHNA requirement (703 units) for affordable units. Additionally, Visalia has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA. Therefore, the City will not need to rezone any additional sites to accommodate its RHNA.

No specific housing developments are approved as part of Housing Element adoption. The Housing Element, in itself, would not directly result in changes to the physical environment. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the Housing Element will be subject to project-specific

environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Compliance with the programs and policies of the Housing Element alone does not ensure project approval.

Additionally, the Housing Element contains programs (e.g., Program 1.8) that, when implemented, will require further action to amend the Zoning Ordinance. The potential environmental impacts of these Zoning Ordinance amendments will have to be reviewed in conjunction with their enactment.

## **B. Identification of the Environmental Setting:**

The project site includes all areas within the city limits of the City of Visalia.

**C. Plans and Policies:** The City of Visalia General Plan Land Use Element and Land Use Diagram, adopted October 14, 2014, designate sites for residential development, including a new land use designation (CMU (Commercial Mixed Use) which encourages residential development in conjunction with commercial uses.

## **ENVIRONMENTAL IMPACTS**

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts of residential development to a level of non-significance.

## **III. MITIGATION MEASURES**

There are no mitigation measures for this project. The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

## **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

The project is compatible with the General Plan as the project relates to surrounding properties.

## **V. SUPPORTING DOCUMENTATION**

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.

- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- City of Visalia Housing Element, March 15, 2010

**VI. NAME OF PERSON WHO PREPARED INITIAL STUDY**



Paul Scheibel, AICP

Principal Planner, Environmental Coordinator

**INITIAL STUDY  
 ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	5 <sup>th</sup> Cycle Housing Element Update		
<b>NAME OF PROPONENT:</b>	City of Visalia	<b>NAME OF AGENT:</b>	Paul Scheibel, AICP
<b>Address of Proponent:</b>	315 E. Acequia Ave. Visalia, CA 93291	<b>Address of Agent:</b>	315 E. Acequia Visalia, CA 93291
<b>Telephone Number:</b>	(559) 713-4369	<b>Telephone Number:</b>	(559) 713-4369
<b>Date of Review</b>	April 25, 2016	<b>Lead Agency:</b>	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

- 1 = No Impact                      2 = Less Than Significant Impact  
 3 = Less Than Significant Impact with Mitigation Incorporated                      4 = Potentially Significant Impact

**I. AESTHETICS**

Would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California

Department of Fish and Game or U.S. Fish and Wildlife Service?

- 2 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**V. CULTURAL RESOURCES**

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. GEOLOGY AND SOILS**

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 2 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 2 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 2 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

**X LAND USE AND PLANNING**

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**XI MINERAL RESOURCES**

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**XII NOISE**

Would the project:

- 1 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**XIII POPULATION AND HOUSING**

Would the project:

- 2 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**XIV. PUBLIC SERVICES**

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - 1 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

**XV RECREATION**

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**XVI TRANSPORTATION / TRAFFIC**

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 1 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?

- 1 f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**XVII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

- 2 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in aesthetic impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. The Sierra Nevada mountain range is a scenic vista that can be seen from Visalia on clear days. No developments are proposed that would obstruct any scenic vista.
- b. There are no officially designated State Scenic Highways in the Visalia area, however State Highway 198 is eligible for designation. State Highway 198 bisects the project area. Adopting the Housing Element will not, by itself, impact the scenic character of Highway 198.
- c. The proposed project would constitute no more than a furtherance of the urban character of the project area. The City has development standards that will ensure that the visual character of the area is not degraded.
- d. Adopting the Housing Element will not, by itself, create new light sources or sources of glare that would adversely affect day or nighttime views in the area.

### AGRICULTURAL RESOURCES

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area, which includes the subject property, into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple polices that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the

General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

- a. Because there is still a significant impact to loss of agricultural resources after conversion of properties within the General Plan Planning Area to non-agricultural uses, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.
- b. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to agricultural resources. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2015 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.
- c. Adopting the Housing Element will not, by itself, result in the conversion of land in agricultural use, an agricultural preserve, or a land conservation contract. The City adopted urban development boundaries as mitigation measures for conversion of prime agricultural land.

### III. AIR QUALITY

No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in air quality impacts. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2009 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

The City is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.

- a. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. However, the project is consistent with the applicable land use and policies of the General Plan.

Future development may contribute to a net increase of criteria pollutants and will therefore contribute to

exceeding the thresholds. Future projects could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Future development is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, any future development may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted.

- b. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. Future development, which is not being considered at this time, may result in a net increase of criteria pollutants. However, future development was evaluated in the Visalia General Plan Update EIR. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Future development may be required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, future development may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant would be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted.

- c. Residences located near the proposed project may be exposed to pollutant concentrations due to future construction activities. However, at this time, the project being considered is a change of zone which will bring consistency with the zone and land use designations for this property.

- d. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

### III. BIOLOGICAL RESOURCES

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these polices, impacts on special-status species will be less than significant.

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.
- b. Potential projects developed pursuant to the Housing Element Update will not be located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- c. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these polices, impacts on wildlife movement corridors will be less than significant.
- d. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project

site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

- e. There are no local or regional habitat conservation plans for the area.

#### **IV CULTURAL RESOURCES**

- a. Per City grading practices, if some potentially historical or cultural resource is unearthed during any development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. Per City grading practices, if some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the City.
- d. Per City grading practices, if human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

#### **V GEOLOGY AND SOILS**

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, projects will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. Development is not being considered with the project. However, future development will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The City is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. No project will involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water for all new projects in the City.

#### **VI GREENHOUSE GAS EMISSIONS**

- a. The project is not expected to generate Greenhouse Gas (GHG) emissions in the short-term. There are no construction activities being considered by this project. The project is a policy document to bring housing policies in the City into consistency with State Housing law. Further, at this time, there is no development plan proposed by the project.

- b. The City has prepared and adopted a Climate Action Plan (CAP), which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.
- c. The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.
- a. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

#### **VII HAZARDS AND HAZARDOUS MATERIALS**

- a. The project will not involve the use or transport of any hazardous materials.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project does not impact any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The project area includes the Visalia Municipal Airport and is consistent with the Airport Land Use Compatibility Plan.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. Adopting the Housing Element will not, by itself, impact any wildlands or flammable brush, grassy or dry tree areas within or near the project area.

#### **VIII HYDROLOGY AND WATER QUALITY**

The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Any proposed future development of the site will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, this project is a request to change the zone designation of the property bringing consistency between the Regional Commercial

land use designation and the proposed P-C-R (Planned Regional Retail Commercial) zone designation.

No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in impacts to hydrological resources or water quality and supply. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2009 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. Adopting the Housing Element will not, by itself, violate any water quality standards.
- b. Adopting the Housing Element will not, by itself, substantially deplete groundwater supplies in the project vicinity. The project is within Cal Water's jurisdiction and is within their current Urban Water Management Plan.
- c. Adopting the Housing Element will not, by itself, result in substantial erosion on- or off-site.
- d. Adopting the Housing Element will not, by itself, substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. Adopting the Housing Element will not, by itself, require any infrastructure improvements.
- f. There are no reasonably foreseeable reasons why adoption of the Housing Element would result in the degradation of water quality.
- g. Adopting the Housing Element will not, by itself, have any impacts on flood zones.
- h. Adopting the Housing Element will not, by itself, impede or redirect flood flows.
- i. Adopting the Housing Element will not, by itself, expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The project area is relatively flat, so there will be no impacts related to mudflow.

#### **IX LAND USE AND PLANNING**

The Housing Element does not propose to rezone or re-designate any land that was not already allowed to have residential development. Generally, residential development at greater densities will be encouraged by the Housing Element policies. However, all identified potential residential development sites as well as generally increased development densities throughout

the City, have been adequately analyzed for their consistency with urban infrastructure and service capacities as well as for land use consistency for the sites and relative to existing urban development within the City. The analysis concludes that the residential development patterns facilitated through the Housing Element are consistent with the City's existing land use and population buildout scenarios that were developed for the 2014 General Plan, and further analyzed for environmental effects in the General Plan Program EIR.

- a. Adopting the Housing Element will not, by itself, physically divide an established community
- b. The project does not involve any change to, or conflict with applicable land use plans, policies, or regulations.
- c. The Housing Element does not conflict with any applicable habitat conservation plan or natural community conservation plan as the project site is vacant dirt lot with no significant natural habitat present.
- d. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The recently adopted General Plan did not rezone or otherwise disrupt residential communities or commercial areas, and provides additional space to accommodate any potentially displaced residents or businesses.

#### **X MINERAL RESOURCES**

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

#### **XI NOISE**

- a. The project will not result in noise generation typical of urban development. The project is proposing to bring consistency and compliance with State Housing law. There is no development plan proposed for this property.
- b. The Visalia General Plan contains multiple policies, identified under impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.
- c. Ground-borne vibration or ground-borne noise levels may occur as part of future construction activities, however, there are no construction activities associated with this project. The project is proposing to bring consistency and compliance with State Housing law.
- d. The project is proposing to bring consistency and compliance with State Housing law. There are no construction activities associated with this project. The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new residential

uses was previously evaluated with the General Plan for the conversion of land to urban uses.

- e. Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.
- f. Noise levels will increase during future construction associated with this project.
- g. The project area is not within 2 miles of a public airport based on the fact the first (active) growth ring occurs more than 2 miles from the Visalia Airport.
- h. The project will not expose people residing or working in the project area to excessive noise levels since all new development is required to mitigate both short and longterm noise generation experienced by residences to below thresholds specified in the General Plan Noise Element (typically less than 45dB interior).

#### **XII POPULATION AND HOUSING**

- a. Adopting the Housing Element will not, by itself, directly induce substantial population growth that is in excess of that planned in the General Plan. As required by State law, the Housing Element is designed to address the housing needs projected for the City of Visalia for the planning period.
- b. Adopting the Housing Element will not, by itself, directly displace any housing, necessitating the construction of replacement housing elsewhere. As required by State law, the Housing Element is designed to address the city's housing needs.
- c. Adopting the Housing Element will not, by itself, directly displace any people, necessitating the construction of replacement housing elsewhere. As required by State law, the Housing Element is designed to address the city's housing needs.

#### **XIII PUBLIC SERVICES**

- a. No specific housing developments are approved as part of Housing Element adoption; therefore, adopting the Housing Element will not, by itself, result in substantial adverse impacts associated with the provision of new or physically altered public facilities.
  - i. Adopting the Housing Element will not, by itself, require new fire protection services or facilities.
  - ii. Adopting the Housing Element will not, by itself, require new police protection services or facilities.
  - iii. Adopting the Housing Element will not, by itself, directly generate new students.
  - iv. Adopting the Housing Element will not, by itself, directly generate the need for additional park facilities.
  - v. Adopting the Housing Element will not, by itself, require other public services or facilities.

#### **XIV RECREATION**

- a. The project will not directly generate new residents.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

#### **XV TRANSPORTATION AND TRAFFIC**

- a. Future development is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project is proposing to bring consistency between the Housing Element State Housing law. There is no development plan proposed for this property.
- b. The project is proposing to bring consistency between the Housing Element State Housing law. here is no development plan proposed for this property. Residential development was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) as an allowed urban use.
- b. The project will not result in nor require a need to change air traffic patterns.
- c. There are no planned designs that are considered hazardous.
- d. The project will not result in inadequate emergency access.
- e. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

#### **XVI UTILITIES AND SERVICE SYSTEMS**

No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly impact utilities and service systems. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the 2015 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

- a. Adopting the Housing Element will not, by itself, require the use of wastewater facilities.
- b. Adopting the Housing Element will not, by itself, require the construction of new wastewater treatment facilities.
- c. Adopting the Housing Element will not, by itself, require the construction of new storm water facilities.
- d. Adopting the Housing Element will not, by itself, affect existing water demands.
- e. Adopting the Housing Element will not, by itself, require the use of wastewater facilities.

- f. Adopting the Housing Element will not, by itself, require the use of solid waste facilities.
- g. Adopting the Housing Element will not, by itself, require the use of solid waste facilities.

**XVII MANDATORY FINDINGS OF SIGNIFICANCE**

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

- b. The Residential lands in the City were evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. The Residential lands in the City were evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

**B. DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



April 25, 2016

Paul Scheibel, AICP  
Environmental Coordinator