

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Liz Wynn, Chris Gomez, Brett Taylor, Marvin Hansen, Sarrah Peariso

TUESDAY NOVEMBER 12, 2019; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-38: A request by Rise Church, to add 58 parking spaces to an existing 60-space parking area within an existing church facility located in the R-1-20 (Single-family Residential 20,000 sq. ft. minimum lot size) at 5702 West Caldwell Avenue (APN: 119-690-049). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-71.
6. PUBLIC HEARING – Josh Dan
Conditional Use Permit 2019-36: A request by Donahue Schriber Realty Group to develop three pad sites with fast food dining, retail shops, on-site parking and drive-thrus across 3.72 acres of the Orchard Walk West development area. The site is zoned C-MU (Mixed Use Commercial Zone) and located at the northwest corner of north Dinuba Blvd and west Riggan Ave. (APN: 078-120-030 & 078-120-032). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-70.

7. PUBLIC HEARING – Brandon Smith

- Conditional Use Permit No. 2018-03: A request by Omni Land Development LLC / Daygo Properties LLC to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.
- Tentative Parcel Map No. 2018-01: A request by Omni Land Development LLC / Daygo Properties LLC to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.

8. PUBLIC HEARING – Brandon Smith

Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023). A request by the City of Visalia to adopt the mid-cycle update to the 5th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq. The update is a comprehensive review and select update of the 5th Cycle Housing Element's background information report, goals, policies, and implementation programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-63 was adopted.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Planning Commission Meeting November 25, 2019

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS FRIDAY, NOVEMBER 22, 2019 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 9, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 12, 2019

PROJECT PLANNER: Brandon Smith
Phone: (559) 713-4636
E-Mail: brandon.smith@visalia.com

SUBJECT: Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023). A request by the City of Visalia to adopt the mid-cycle update to the 5th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq. The update is a comprehensive review and select update of the 5th Cycle Housing Element's background information report, goals, policies, and implementation programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, consider public testimony and, through adoption of Resolution No. 2019-74, recommend that the City Council approve adoption of the City of Visalia Housing Element Update ("Update"). This recommendation is based on the Update's consistency with the General Plan and the plan being statutorily compliant with State housing law.

RECOMMENDED MOTION

I move to recommend that the City Council adopt the mid-cycle update to the 5th Cycle General Plan Housing Element Update by adoption of Resolution No. 2019-74.

PROJECT DESCRIPTION

Background

State housing law (Government Code Section 65580, et seq.) mandates that all California jurisdictions maintain and regularly update a general plan housing element and that the element be approved by the State Department of Housing and Community Development (HCD).

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

This Update constitutes a focused update of the 5th-Cycle Housing Element, which was originally prepared for the eight-year planning period from December 31, 2015 to December 31, 2023, and adopted by the City of Visalia on September 6, 2016. The update is focused in that it covers a four-year period and does not account for a new Regional Housing Needs (RHNA) projection. This update is a mid-cycle or four-year update to the 5th-Cycle planning period, serving a planning period from December 31, 2019 to December 31, 2023.

The City's preparation for this update began in February 2019 with the City Council's direction for proceeding on the work program for the update and the City Council's direction for staff to convene the Housing Element Technical Advisory Committee (TAC). The Council's direction focused on compliance with current state housing regulations and continuation and improvement of the policies contained in the current Housing Element.

The City carried out a public participation effort that included meetings of the TAC and community outreach workshops coupled with promotion of an online survey. A total of four TAC meetings were held between March and July of 2019, and each meeting was advertised to and welcomed members of the public. The City conducted three public workshops in June of 2019 with the intension of informing the public about Visalia's Housing Element and its purpose, and to obtain input on housing needs and concerns with respect to the Update.

The City submitted an initial draft Housing Element Update for State HCD for a mandatory 60-day review on August 15, 2019. Further consultations with HCD resulted in revisions submitted on September 26 and October 7. On October 14, HCD completed its review of the initial draft and issued a letter with the determination that the initial draft Housing Element meets the statutory requirements of state law (see Exhibit "B"). The letter further states that once the Element is formally adopted by the City and resubmitted to HCD before December 31, 2019, it will be certified by the State.

The Draft Housing Element can be accessed at the following link:

https://www.visalia.city/depts/community_development/planning/default.asp.

Hard copies of the document are also available for public review during City business hours at the Community Development Department's front counter.

Regional Housing Needs Assessment and Remaining Need

This "mid-cycle" update of the Housing Element continues to utilize the RHNA for the projection period of 2014-2023, as no new allocation was prepared in association with the mid-cycle. As illustrated in Draft Element Table 1-35, there were building permits issued for 2,835 housing units between 2014 and 2018, leaving a remaining need of 7,186 units to be accounted for in the Housing Element's Site Inventory (Appendix B of the Draft Element).

As with the City's past Housing Element Updates, the Site Inventory in this Draft Element demonstrates that *there is adequate land suitable for residential development to fulfill Visalia's remaining need in the RHNA*, with land that is:

- currently in City limits,
- that is zoned to accommodate residential uses, and
- having actual or planned access to public facilities.

This Draft Element also provides expanded analysis demonstrating how the City's density ranges associated with the Medium Density Residential / R-M-2 designation (10-15 dwelling units / acre) and High Density Residential / R-M-3 designation (15-35 dwelling units / acre) can satisfactorily accommodate the regional housing need for the lower income categories in accordance with State law (discussion is found in Draft Element page 60). For Visalia, the State has identified that sites meeting the default density standard of at least 30 units per acre are automatically appropriate for meeting its share for lower-income households. For sites targeted for lower density ranges, such as in the 10-15 unit/acre range, the Element demonstrates how the lower densities can still accommodate this need. Visalia has demonstrated through project experience and rent comparability that lower densities can in fact encourage the development of housing affordable to lower income households.

Housing Element New Implementation Programs and Other Key Changes

This section summarizes the major *recommended* Implementation Programs and other changes in this Draft Housing Element. It should be noted that *some of these programs listed here will not take effect immediately upon adoption of the Element*, and will require new or revised Zoning Ordinance text amendments (ZTAs) subject to a separate public hearing process to be processed within one year of the Housing Element's adoption. All implementation programs are more thoroughly detailed in Chapter VI of the Draft Element.

In addition to the programs listed here, other programs have either been deleted because their objective has been fulfilled, or have been modified in order to better meet the intended outcome or objective. Appendix A of the Draft Element reviews all programs in the current 5th Cycle Housing Element and makes recommendations for carrying each program forward as appropriate.

The City Council's general direction for preparing the Housing Element focused on continuation and improvement of the policies and programs contained in the current 5th-cycle Element. In addition, the recommended policy and program revisions in the Draft Element also reflect the action of:

- The TAC's recommendations based on technical expertise and direct key constituent representation;
- State housing regulations adopted since the last Housing Element update in 2016, including those specified through the State HCD review process.
- Findings of the City's community outreach workshops and online surveys promoted to the public;
- City staff assessment of current Housing Element policies and programs.

The following are the Element's major Implementation Programs and other changes:

- A. **Senior housing residential development by right (new Program 1.3).** The TAC recommended that a new program be included in the Housing Element to change senior residential developments from a conditionally-allowed use to a permitted by right use in all single and multi-family zoning designations and in the two mixed use zoning designations (D-MU and C-MU). Such housing would be allowed in accordance with the density for the underlying general plan land use district. State housing law specifically identifies seniors as a group with special housing needs.
- B. **Downtown and mixed-use residential development by right (new Program 2.6).** The TAC also recommended that a new program be included in the Housing Element to allow new and expansion of residential uses as a permitted by right use, rather than a conditionally-allowed use, in the Downtown Mixed Use (D-MU) zoning designation. In addition, implementation of the program would examine and consider allowing residential development as a permitted use in the Commercial Mixed Use (C-MU) and Neighborhood Commercial (C-N) zoning designations with considerations for geographical location, segmentation, and performance standards. The D-MU and C-MU zones largely comprise the Downtown and East Downtown areas where the General Plan encourages a wide mix of commercial, service, office and residential land uses in horizontal or vertical mixed-use development projects.

The requirement of obtaining a conditional use permit can be seen as a potential deterrent towards allowing housing, adding additional time, costs, and potential pushback from owners and tenants surrounding the site. In addition, the Draft Housing Element and past Updates have identified underutilized commercial-zoned sites suitable for redevelopment or new construction as residential uses to help fulfill the RHNA, but a CUP would currently be required to develop on these sites.

- C. **Accessory dwelling unit development fee reduction / deferment (revised program 3.12).** Both the City and the State view accessory dwelling units (ADUs), also known as second dwelling units, as an important and viable source of affordable housing since they can be constructed relatively inexpensive and have no associated land costs. One issue pertaining to ADUs recently voiced by residents are the high impact fees associated with a new unit, especially when compared to the City's fees for building a new multi-family residential unit or fees imposed by other nearby jurisdictions for ADUs. Current impact fees for an ADU average approximately \$6,000.

This program will require the City to review its fee structure and study the feasibility of reducing or deferring development and building fees on accessory dwelling units. The City has recently applied for and has received tentative approval of Senate Bill 2 (SB 2) planning grant funds that will enable the City to complete the nexus study.

- D. **Consistency with State density bonus law (new Program 3.19).** The City's Zoning Ordinance contains density bonus provisions in accordance with State law, allowing for additional residential units beyond the parcel's base density if a certain percentage of units are deed-restricted for affordability. Since the City's last update of its density bonus provisions in 2012, several new legislative bills have been passed as well as multiple legislative changes that took effect in 2017 and in 2019.

To ensure that the City's Density Bonus ordinance complies with current state law, new Housing Element Program No. 3.19 has been added to ensure that the City's ordinance will be reviewed and updated as necessary to remain in compliance with state law. This program also includes the provision of establishing a housing unit replacement program subject to the requirements of Government Code Section 65915(c)(3). The replacement program would be subject to sites identified in the site inventory where any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

- E. **Analysis of a local funding program for affordable housing development (new Program 3.21).** The TAC raised the question during one of its meetings if the City has contemplated adoption of an inclusionary housing ordinance. Thoughts among TAC members in support of such an ordinance were mixed and the idea was not further pursued. However, the TAC noted that there could be a nexus found between City growth and homelessness, and questioned if impacts to city services warranted developing a type of new fund to address housing for lower income groups. Out of this, a program was suggested wherein a committee would be formed to review a tax/bond/impact fee proposal by a certain date and would present its findings to and request further direction from the City Council to pursue an alternate means of looking at funds.

- F. **Accessory dwelling unit standard building plans (new Program 3.23).** This program will trigger the City to oversee the development of one or more standardized or pre-designed building plans and elevation templates for ADUs in correlation with an architect. Once developed, these plans would be plan-checked by the Community Development Department and offered to residents as a pre-approved plan for building permit review. The pre-approved plans are anticipated to significantly reduce the number of processing days associated with plan check review and reduce the average number of plan check submittals associated with the plan check review.

Residents would only need to submit a plot plan indicating the location of the ADU and utilities within the rear yard or buildable area. This program, together with Program 3.12 for fee reduction, should have the outcome of increasing ADU production based on the reduced fees, ease in obtaining a building permit, and removing the step of hiring an architect.

G. **Accessory dwelling units, residential care facilities, transitional / supportive housing, and employee housing allowed in all zoned permitting single-family residences (new Program 5.10).** The HCD review of the Draft Housing Element disclosed a number of discrepancies between the current and draft elements and State Housing law interpretation. The above types of housing, which the state deems as housing types supporting a jurisdiction's wide-ranging needs of populations and income levels, shall be allowed the same way that any other type of residential uses are allowed in respective zone districts. In other words, these uses shall be allowed in all zoning designations where residences, either single or multi-family, are respectively permitted or conditionally allowed.

H. **Emergency shelters performance standards and expansion of allowed use (new Program 5.3).** Among the key issues identified by the TAC was a need to develop policies for the long-term establishment and the by-right use of emergency shelters. Currently, emergency shelters are only permitted by right in one zoning designation - the Light Industrial zone. In addition, the City's 2017 Zoning Ordinance Update, in following the land use map adopted by the 2014 General Plan Update, significantly reduced the amount of I-L zoned areas in the city.

The TAC discussed the expansion of zoning districts allowing emergency shelters. There was not a solid consensus on any specific zoning designations for the allowed use of emergency shelters. Consequently, staff will analyze the issue in light of recent state legislation (see Item I below) and make recommendations as part of the follow-up ZTA.

I. **Low barrier navigation centers allowed as by right use (new Program 5.12).** A Low Barrier Navigation Center (LBNC) is defined as a service-enriched shelter providing temporary living facilities, with the low-barrier component allowing persons to be admitted as they are with as few entry restrictions as possible. In Visalia, for example, the winter season warming center at St. Paul's Church (not to be confused with a shelter containing beds) utilized a "low barrier" approach to admitting persons. With the passage of Assembly Bill 101 in 2019, a LBNC shall be permitted by-right in mixed use zones and in non-residential zones where multi-family uses are permitted.

New Housing Element Program 5.12 has been added to ensure that the Zoning Ordinance will be updated to reflect the by right use of LBNCs in these zoning designations. In Visalia, this would apply to the D-MU and C-MU zones. The City has no other non-residential zones where multi-family housing is allowed as a by right use. However, residential uses are allowed in any commercial, office, or industrial zone district with a conditional use permit, meaning that LBNCs, together with transitional/supportive housing and other certain special housing types, would be similarly allowed in these zones with a conditional use permit.

J. **Permanent supportive housing allowed as by right use (new Program 5.11).** Permanent supportive housing is defined as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. With the passage of Assembly Bill 2162 in 2018, permanent supportive housing for up to 50 units (a unit count that is determined by the City's population and homeless person point-in-time count) shall be permitted by right in zones where multi-family and mixed-use development is permitted. The supportive housing shall be a by-right use if it satisfies the requirements listed in Article 11 starting at Government Code Section 65650.

New Housing Element Program 5.11 has been added to ensure that the Zoning Ordinance will be updated to reflect the by-right use of supportive housing in multi-family designations (R-M-2 and R-M-3) and mixed-use zoning designations (D-MU and C-MU).

K. **Fulfillment of Housing Conditions Survey. (5th cycle Program 6.6, removed).** This past summer, the City completed a “windshield” housing conditions survey to assess and evaluate Visalia’s housing stock in select geographical areas throughout the city, in fulfillment of Program 6.6 of the current 5th-cycle Housing Element. A survey report was released (City of Visalia Housing and Community Windshield Survey Report, Michael Baker International), and findings are discussed in the Housing Conditions section (page 25) of the Element.

L. **Site Inventory: site identification for Moderate and Above-Moderate income levels (Appendix B).** In accordance with recent State law, this Draft Housing Element identifies all above-moderate income level RHNA sites. This is found in the Site Inventory table and maps located in Appendix B. Past housing element updates only needed to identify and map sites that were inventories for very low, low, and moderate-income levels.

Also, in this Draft Housing Element, additional sites were needed to be identified to fulfill the remaining RHNA need for the moderate-income level. Where in the past the City was able to rely heavily on R-1-4.5 zoned sites as suitable for fulfilling this need, the R-1-4.5 zoning district was eliminated in the 2017 Zoning Ordinance Update and the corresponding sites were re-zoned to either R-1-5 or R-M-2. The draft Element now heavily relies on large-sized (one or more acre) vacant “infill” sites located throughout the City for the moderate-income inventory.

M. **Site inventory: removal of sites due to Assembly Bill 1397 (Appendix B & Element page 66).** Assembly Bill (AB) 1397 enacted a number of statutory changes that require a higher degree of analysis and evidence for justifying inclusion of sites that are either less than one-half acre in size, more than 10 acres in size, or are non-vacant. As a result, many of the R-M-3 zoned sites for extremely and very-low income and R-M-2 zoned sites for low income were removed from the inventory, and all but a few of the D-MU and C-MU zoned sites for low income were removed from the inventory.

This Draft Housing Element continues to utilize the sites inventory that was developed and adopted in association with the 5th Cycle Housing Element for the planning period from 2015 to 2023. Because of AB 1397, which was enacted following the adoption of the 5th Cycle Element as part of the 2017 Legislative Housing Package and now applicable to the Draft Element, the following are removed from the inventory:

- *Very low income:* 709 units removed on residential sites less than 0.5 acre or greater than 10 acres, resulting in an inventory of 2,557 units, which is a 40-unit surplus above the RHNA adjusted need for this income category.
- *Low income:* 77 units removed on residential sites less than 0.5 acre and 309 Downtown units & 490 East Downtown units on non-vacant sites and/or less than 0.5 acre sites, resulting in an inventory of 2,946 units, which is a 1,415-unit surplus above the RHNA adjusted need for this income category.

Despite this, the Draft Element continues to have unit surpluses in all income level categories and no re-zoning of sites is required in order to achieve compliance.

Next Steps

If the Draft Housing Element document is acceptable as revised, it will be forwarded to the City Council and be considered on the December 3, 2019 regular agenda as a public hearing item for adoption. State law requires that City submit an adopted update of its Housing Element to HCD by December 31, 2019. When adopted, the programs and policies will go into effect immediately. Any new or revised General Plan Land Use policies and/or zoning text

amendments stemming from the new Housing Element must be processed within one year of the Housing Element's adoption.

Environmental Review:

Negative Declaration No. 2019-63 was prepared for the Draft Housing Element Update and circulated on October 3, 2019. 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 Governor's Office of Planning and Research's State Clearinghouse. The review period closed on November 4, 2019. 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 (Government Code Section 65300, et. seq.) and Article 10.6 (Government Code 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. 2019-63 can be adopted.
4. That the Planning Commission recommend to the City Council adoption of Negative Declaration No. 2019-63, and adoption of the Draft Housing Element 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:

- Resolution No. 2019-74
- Exhibit "A" – Draft Housing Element, October 7, 2019 (Hard copies provided to Commissioners separately prior to meeting. The document is also accessible at the website https://www.visalia.city/depts/community_development/planning/default.asp)
- Exhibit "B" – State HCD Formal Review dated October 14, 2019
- Initial Study / Negative Declaration No. 2019-63

RESOLUTION NO. 2019-74

A RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MID-CYCLE UPDATE
TO THE 5TH 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 November 12, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds that the Draft Housing Element 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. 2019-63 can be adopted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia recommends that the City Council adopt the mid-cycle four-year update to the 5th Cycle General Plan Housing Element 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 (Government Code Section 65300, et. seq.) and Article 10.6 (Government Code 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. 2019-63 can be adopted.
4. That the Planning Commission recommend to the City Council adoption of Negative Declaration No. 2019-63, and adoption of the Draft Housing Element 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.

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.

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 14, 2019

Paul Bernal, Interim Community Development Director
Community Development Department
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

Dear Paul Bernal:

RE: Review of the City of Visalia's 5th Cycle (2015-2023) Draft Four-Year Housing Element Update

Thank you for submitting Visalia's draft Housing Element update received for review on August 15, 2019, along with revisions received on September 26 and October 7, 2019. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 18, 2019 with Paul Bernal, Interim Community Development Director; Paul Scheibel, Planning Services Manager; and Brandon Smith, Senior Planner.

The draft element, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law. The Housing Element will comply with state Housing Element law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Gov. Code section 65585, subd.

Public participation in the development, adoption and implementation of the Housing Element is essential to effective housing planning. Throughout the Housing Element process, the city must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its Housing Element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The city is subject to the four-year revision requirement. Provided the city adopts its Housing Element on or before December 31, 2019, it will meet the first four-year update requirement.

Exhibit "B"

For your information, some general plan element updates are triggered by Housing Element adoption. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) HCD reminds the City of Visalia to consider 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/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With a compliant Housing Element, Visalia meets Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication Brandon Smith, Senior Planner, provided in preparation of the Housing Element and looks forward to receiving Visalia's adopted Housing Element. If you have any questions or need additional technical assistance, please contact Cynthia Marsh, of our staff, at (916) 263-7421.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager

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

**NOTICE OF A PROPOSED
INITIAL STUDY AND NEGATIVE DECLARATION**

Project Title: Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023)

Project Description: The project is the 2019 mid-cycle update to 5th cycle General Plan Housing Element. 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 adopted its 5th Cycle Housing Element in 2016, which serves an eight-year planning period from December 31, 2015 to December 31, 2023. The 2019 Update is a comprehensive review and select update of the 5th Cycle Housing Element background information and goals, policies, and programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. Adoption of the Housing Element Update is anticipated on or before December 31, 2019.

Project Location: The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. The City of Visalia is located within the County of Tulare, situated in the State of California.

Lead Agency: City of Visalia Planning Division, 315 E. Acequia Ave., Visalia, CA 93291

Contact Person: Brandon Smith, Senior Planner. Phone: (559) 713-4636 . Email: brandon.smith@visalia.city

Time and Place of Public Hearing: The Visalia Planning Commission will conduct a public hearing and recommend adoption of the Negative Declaration on November 12, 2019 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

The Visalia City Council will conduct a public hearing and will consider adopting the Negative Declaration on December 2, 2019 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California (location may be subject to change).

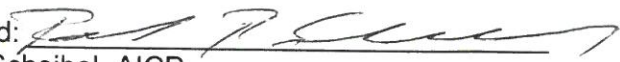
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

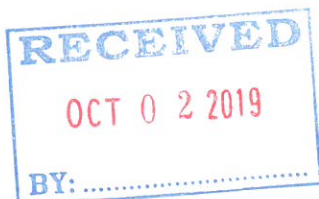
Reasons for Negative Declaration: Initial Study No. 2019-63 has not identified any significant, adverse environmental impacts that may occur because of the project.

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 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from October 3, 2019 to November 4, 2019.

Date: 9/30/19

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia



NEGATIVE DECLARATION

Project Title: Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023)

Project Description: The project is the 2019 mid-cycle update to 5th cycle General Plan Housing Element. 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 adopted its 5th Cycle Housing Element in 2016, which serves an eight-year planning period from December 31, 2015 to December 31, 2023. The 2019 Update is a comprehensive review and select update of the 5th Cycle Housing Element background information and goals, policies, and programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. Adoption of the Housing Element Update is anticipated on or before December 31, 2019.

Project Location: The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. The City of Visalia is located within the County of Tulare, situated in the State of California.

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Draft Housing Element Goals, Policies & Implementation Programs	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not 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.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 9/30/19

Review Period: 30 days

INITIAL STUDY

I. GENERAL

A. Project Name and Description:

The project is the 2019 mid-cycle update to 5th cycle General Plan Housing Element. 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 adopted its 5th Cycle Housing Element in 2016, which serves an eight-year planning period from December 31, 2015 to December 31, 2023. The 2019 Update is a comprehensive review and select update of the 5th Cycle Housing Element background information and goals, policies, and programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. Adoption of the Housing Element Update is anticipated on or before December 31, 2019.

The 2019 Housing Element is a policy document intended as a guide for decision-makers in meeting the City's housing objectives over the next four years. This mid-cycle Housing Element modifies existing policies and implementation programs in the 2015 5th cycle Housing Element. It 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 2019 Housing Element Update include additional programs intended to allow housing for special needs populations as permitted by-right uses, programs intended to encourage development of accessory dwelling units, strengthening programs for persons in need of emergency shelter, and addressing the nexus between land use density and affordability.

"Projected housing needs" for the City of Visalia during this housing element period were carried over from the regional housing needs allocation (RHNA) process conducted in 2014 in association with the 5th cycle update. As part of this process, Tulare County Council of Governments (TCAG) allocated the region's "fair share" housing need among the jurisdictions within its boundaries and assigned a need of 10,021 housing units to the City of Visalia for the period January 1, 2014, through September 30, 2023. As of January 1, 2019, there is a remaining 7,186 units to be accounted for in the site inventory based on units that have already been issued permit between 2014 and 2018. Of the 7,186 housing units, 5,274 units are to be affordable to moderate-income households and below, including 2,517 extremely low-income and very low-income units, 1,531 low-income units, and 1,226 moderate-income units.

To demonstrate that the city has sufficient land capacity to accommodate this remaining need of housing units, the City updated its inventory of vacant and underutilized sites within existing city limits. The sites inventory demonstrated that the city has more than adequate capacity on properly zoned land within existing city limits to accommodate Visalia's needed housing units accounted by RHNA for all income levels – extremely low-income, very low-income, low-income, moderate-income, and above moderate-income (market rate). Therefore, the City will not need to rezone any additional sites to accommodate its RHNA.

No specific housing units or developments are approved as part of Housing Element adoption. The Housing Element, in itself, will not directly result in changes to the physical environment. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in this 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 2019 Housing Element contains several programs 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.

The 2019 Housing Element does not require other public agency approvals, however prior to its adoption the California Department of Housing and Community Development (HCD) is required to review the document and make findings to determine whether the draft Housing Element substantially complies with State housing law commencing in Government Code Section 65580.

B. Identification of the Environmental Setting:

The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. The City of Visalia is located within the County of Tulare, situated in the State of California.

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 two mixed use land use designations – Downtown Mixed Use and Commercial Mixed Use – which encourage residential development in conjunction with commercial uses.

II. 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.

IV. MITIGATION MONITORING PROGRAM

No mitigation is required for this project to reduce significance.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and the Zoning Ordinance.

VI. SUPPORTING DOCUMENTATION

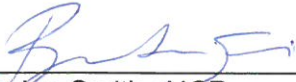
The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- 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 Sewer System Master Plan. City of Visalia, 1994.
- City of Visalia Zoning Ordinance Update. City of Visalia, March 2017.
- Visalia Housing Element Update. City of Visalia. September 6, 2016.
- Initial Study / Negative Declaration No. 2015-56 for the Visalia Housing Element Update. City of


Visalia, April 25, 2016.

- Visalia City Council Resolution No. 2016-55 (Approving the 5th Cycle Visalia Housing Element Update) passed and adopted September 6, 2016.
- Visalia City Council Resolution No. 2016-54 (Adopting Negative Declaration No. 2015-56) passed and adopted September 6, 2016.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Brandon Smith, AICP
Senior Planner



Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Mid-cycle Update to 5 th Cycle General Plan Housing Element (2020-2023)		
NAME OF PROPONENT:	City of Visalia Community Development Dept.	NAME OF AGENT:	City of Visalia Community Development Dept.
Address of Proponent:	315 E. Acequia Avenue Visalia, CA 93291	Address of Agent:	315 E. Acequia Avenue Visalia, CA 93291
Telephone Number:	(559) 713-4359	Telephone Number:	(559) 713-4359
Date of Review	September 16, 2019	Lead Agency:	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

Except as provided in Public Resources Code Section 21099, 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 public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 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) 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions, such as those leading to odors adversely 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 (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 pursuant to 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) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42.
- 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. 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?

IX. 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 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 or through the addition of impervious surfaces, in a manner which would:
- 2 i) result in substantial erosion or siltation on- or off-site;
- 2 ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
- 2 iii) 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 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. 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?

XIII. NOISE

Would the project result in:

- 1 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or 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?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?

XV. 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?

XVI. 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?

XVII. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 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) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to service the project and reasonable foreseeable future development during normal, dry, and multiple dry years?
- 1 c) 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 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,

pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to substantially 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, substantially 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.

Revised 2019

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

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 Housing Element adoption will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly by adoption of the Element.

The Visalia General Plan contains multiple polices that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. There are no scenic resources and no state scenic highway designations within the City of Visalia. State Route 198, a divided highway, bisects the project area and is eligible for designation. Adopting the Housing Element will not, by itself, impact the scenic character of State Route 198.
- c. The Housing Element adoption would constitute no more than a furtherance of the urban character of the project area. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded by any subsequent development. Thus, adoption of the Element would not substantially degrade the existing visual character of sites within the City of Visalia.
- 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. The City's existing development standards require that light be directed and/or shielded so it does not fall upon adjacent properties upon future development as required under Section 17.30.015.H of the Zoning Ordinance. Therefore, the potential lighting and glare effects associated with the adoption of the Element would result in a less-than-significant land use impact.

II. AGRICULTURAL RESOURCES

- a. The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area 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 that 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.

Adoption of the Housing Element will not be inconsistent with Policy LU-P-34. The conversion of sites from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I." All sites identified under the Housing Elements Sites Inventory are located with the Tier I Urban Development Boundary, meaning that mitigation in the form of an agricultural mitigation program is not required in order for the City to full its obligated Regional Housing Needs Allocation.

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. 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.
- c. There is no forest land or timberland currently located in the City of Visalia, nor does the project conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located within the city.
- e. The Housing Element will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. Properties designated for housing in the Housing Element sites inventory are currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The City of Visalia is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Adoption of the Housing Element in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. 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 Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines.

Subsequent development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. Furthermore, subsequent development may contribute to a net increase of criteria pollutants and 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. In such cases, the proponent will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted.

- c. Adoption of the Housing Element will not, by itself, involve any housing construction and thus would not result directly in the exposure of any sensitive receptors to substantial pollutant concentrations.
- d. Adoption of the Housing Element will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. Adopting the Housing Element will not, by itself, directly impact 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.

Citywide biological resources were evaluated in the Visalia

General Plan Update Environmental Impact Report (EIR) for conversion to urban use. 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 policies, impacts on special-status species will be less than significant.

- b. Adopting the Housing Element will not, by itself, have a direct impact on any protected or endangered species or their habitats.

Citywide 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.

- c. Adopting the Housing Element will not, by itself, have a direct impact on any federally protected wetlands as defined by Section 404 of the Clean Water Act.

Citywide 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.

- d. Adopting the Housing Element will not interfere nor act as a barrier to animal movement since it is not site specific.

Citywide 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.

- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on subsequent development sites will be under the jurisdiction of this ordinance.

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

V. CULTURAL RESOURCES

- a. Adopting the Housing Element will not, by itself, impact any known or unknown historical resources located within the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing historical or cultural resources.
- b. Adopting the Housing Element will not, by itself, impact any known or unknown archaeological resources located within the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing unknown archaeological resources.
- c. Adopting the Housing Element will not, by itself, impact any known or unknown human remains buried in the project area. This project does not allow for site specific development, and therefore, there is no possibility of unearthing unknown human remains.

VI. ENERGY

- a. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in energy 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.

Policies identified under Impacts 3.4-1 and 3.4-2 of the EIR will reduce any potential impacts of projects to a less than significant level. With implementation of these policies and the existing City standards, impacts to energy will be less than significant.

- b. The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, based on the discussion above.

VII. GEOLOGY AND SOILS

- a. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in geology and soil 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.
- b. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in geology and soil 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.
- c. 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. Subsequent housing development will not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater throughout the City of Visalia.

- f. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in geology and soil 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.

VIII. GREENHOUSE GAS EMISSIONS

- a. Adoption of the Housing Element 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.

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.

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.

- b. 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.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce subsequent housing developments' contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the adoption of the Housing Element.

- b. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in hazards and hazardous materials 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.

- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed 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 will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- g. There are no wild lands within or near the City of Visalia.

X. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations that serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB). Adherence to these regulations results in subsequent projects incorporating measures that reduce pollutants.

Furthermore, there are no reasonably foreseeable reasons why the adoption of the Housing Element would result in the degradation of water quality.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. Adoption of the Housing Element, in itself, will not substantially deplete groundwater supplies in the City of Visalia. 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. Furthermore, the City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

- c.
 - i. No specific housing developments are approved as part of Housing Element adoption. For subsequent projects, which will be subject to project-specific environmental review, 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.
 - ii. No specific housing developments are approved as part of Housing Element adoption. For subsequent projects, which will be subject to project-specific environmental review, development of sites will create additional impervious surfaces. However, existing and planned improvements to storm water drainage

facilities as required through the Visalia General Plan policies assist in reducing potential impacts.

Polices identified under Impact 3.6-2 of the EIR assist in reducing potential impacts to a less than significant level.

- iii. No specific housing developments are approved as part of Housing Element adoption. For subsequent projects, which will be subject to project-specific environmental review, development of sites will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level.

Furthermore, all developments are required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system consistent with the City's adopted City Storm Drain Master Plan.

- d. The City of Visalia is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. Visalia is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore there will be no impact related to these hazards.
- e. No specific housing developments are approved as part of Housing Element adoption. For subsequent projects, which will be subject to project-specific environmental review, drainage patterns may be affected in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion.

XI. LAND USE AND PLANNING

- a. Adopting the Housing Element will not, by itself, physically divide an established community
- b. The Housing Element does not propose to rezone or redesignate 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.

The Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

XII. 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.

XIII. NOISE

- a. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in noise 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.
- b. Adopting the Housing Element will not, by itself, result in ground-borne vibration or ground-borne noise levels.
- c. The project area includes the Visalia Municipal Airport; however, the project will not impact airport operations. There are no private airstrips within the City of Visalia.

XIV. POPULATION AND HOUSING

- a. Adoption of the Housing Element will not, by itself, directly induce substantial unplanned population growth that is in excess of that planned in the General Plan.
- b. Adoption of the Housing Element will not, by itself, displace any housing or people on the site. The area being developed is currently vacant land.

XV. 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.

XVI. RECREATION

- a. Adopting the Housing Element will not, by itself, directly generate new residents and will therefore not directly 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.
- b. Adopting the Housing Element will not, by itself, require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

- a. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in transportation and traffic 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.
- b. No specific housing developments are approved as part of Housing Element adoption; therefore, the Housing Element, in itself, would not directly result in transportation and traffic 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.
- c. No specific housing developments are approved as part of Housing Element adoption.
- d. The project will not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

- a. No specific housing developments are approved as part of Housing Element adoption
- b. No specific housing developments are approved as part of Housing Element adoption

Further, the EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

XIX. 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 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, result in any impacts to utilities and service systems. All subsequent developments will be required to comply with regulations pertaining to utilities and service systems.
- b. Adopting the Housing Element will not, by itself, result in any impacts to utilities and service systems. All subsequent developments will be required to comply with regulations pertaining to utilities and service systems.
- c. The City has determined that there is adequate capacity existing to serve subsequent housing development's projected wastewater treatment demands at the City wastewater treatment plant during the planning period of the Housing Element.
- d. Adopting the Housing Element will not, by itself, result in any impacts to utilities and service systems. All subsequent developments will be required to comply with regulations pertaining to utilities and service systems.
- e. Adopting the Housing Element will not, by itself, result in any impacts to utilities and service systems. All subsequent developments will be required to comply with regulations pertaining to utilities and service systems.

XX. WILDFIRE

- a. Adopting the Housing Element will not, by itself, result in any impacts from wildfire.
- b. The City of Visalia is relatively flat and the underlying soil is not known to be unstable, and therefore not in a location that is likely to exacerbate wildfire risks.

- c. Adopting the Housing Element will not, by itself, result in any impacts from wildfire.
- d. Adopting the Housing Element will not, by itself, result in any impacts from wildfire.

XXI. 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 Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update considered the conversion of lands 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 Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update considered the conversion of lands 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.

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.**



Paul Scheibel, AICP
Environmental Coordinator

9/30/19

Date

APPENDIX A:

CITY OF VISALIA DRAFT HOUSING ELEMENT GOALS, POLICIES & IMPLEMENTATION PROGRAMS

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 30 units or more per acre.

Goal HE-1

To provide for a broad range of housing types and densities to meet the needs of all Visalia residents.

Policies

HE Policy 1.1 The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of new construction housing.

HE Policy 1.2 The City shall encourage the development of new residential projects that are designed to facilitate non-automobile modes of travel.

HE Policy 1.3 The City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

HE Policy 1.4 The City shall encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, accessory dwelling units, and multi-family housing.

HE Policy 1.5 The City shall encourage housing developers to provide community outreach for all their housing projects to address concerns about the project.

HE Policy 1.6 The City shall partner with local experienced developers to educate the public regarding the myths and realities of multi-family and affordable housing.

HE Policy 1.7 The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.

HE Policy 1.8 The City shall continue to provide assistance by and access to City Staff, in person, by phone, or by email, so as to encourage increased public awareness and understanding of the City's housing regulations, including opportunities for by-right development, and standards as they pertain to new construction.

Programs

HE Program 1.1 DESIGNATE FOR SUFFICIENT LAND

The City shall maintain a sufficient supply land at various densities to allow for the construction of sufficient housing to meet its TCAG regional housing needs allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories

HE Program 1.2 CONTACT WITH CITY OFFICIALS

The City shall regularly solicit requests to examine specific City land use controls and building standards which are deemed by the local housing development industry that may tend to discourage innovative design and new construction standards, or that exclude affordable income households from the local housing market. Such requests will be placed on the standing Building Advisory Committee (BAC) annually.

Responsibility: Community Development Department, Building Official

Funding: General Fund

Timeframe: Annually

Quantified Objective: Conduct one discussion session by the Building Advisory Committee (BAC) quarterly meeting, and report back to the Committee on any issues raised within two CRC Quarterly meetings.

HE Program 1.3 SENIOR HOUSING RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow senior housing development in accordance with the density for the underlying general plan land use district as a by-right use in all residential zone districts and in the downtown mixed use zone district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 1.4 CONDITIONAL USE PERMIT PROCESS

To ensure that the conditional use permit (CUP) process for multi-family projects of greater than 80 housing units does not impact the timing, cost, or supply of multi-family development, the City shall continue to monitor the CUP process on such applications to determine whether or not the process impacts the development of multi-family units. In an annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the past year. If it is determined that the CUP process impacts the timing, cost, or supply of multi-family housing, especially affordable housing projects, the City shall reconsider its position on this matter and adopt mitigations, which could include increasing the project size threshold based on typical affordable housing projects or eliminating the conditional use process, within six months.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Provide a report to the Planning Commission on an annual basis that summarizes all multi-family residential projects considered by the Commission.

HE Program 1.5 HOUSING EDUCATION

In an effort to educate the public regarding the myths and realities of multi-family and affordable housing, the City shall partner with local housing advocates in making presentations to civic, neighborhood, and community groups.

Responsibility: Community Development Department (lead), Local Housing Advocates

Funding: General Fund

Timeframe: Semi-Annually

Quantified Objective: Schedule, coordinate and conduct at least one subject public meeting or stakeholder group seminar every two years.

HE Program 1.6 PROJECT STATUS REPORT

The City shall continue to manage its electronic permitting software to track the progress of development processing and shall, through the staff project coordinator, maintain a scheduled contact with individual applicants regarding the status and progress of their project.

Responsibility: Community Development Department (lead), Private Sector

Funding: General Fund

Timeframe: Daily, Ongoing

Quantified Objective: Meet all prescribed processing timelines as contained in the City's Zoning Ordinance and Community Development Department policies and procedures. Establish a tracking system for length of time taken to process entitlement requests. Staff shall review the tracking system on an ongoing basis to assess where specific types of permits can be processed more efficiently.

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 Downtown and East Downtown areas, 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: Annually

Quantified Objective: Inventory document to be maintained at Community Development front counter and on City website, and to be updated on an annual basis.

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 credits for required parking stalls; 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

Quantified Objective: Five units of residential converted from commercial space, or one new multi-family residential project per year.

HE Program 2.3 INFRASTRUCTURE FUNDING PROGRAM

The City shall apply for funding and/or support non-profit agencies applying for funding that assists with infrastructure improvements for projects that meet the criteria for any applicable grant program in key infill areas such as Downtown and East Downtown.

Responsibility: Community Development Department

Funding: Staff time, General Fund, State & Federal

Timeframe: Annually

Quantified Objective: Apply for at least one qualifying grant

HE Program 2.4 MIXED USE DEVELOPMENT

The City shall facilitate the development of sites within the Visalia community that are financially and physically feasible of being converted to or constructed into mixed use developments, or appropriate for historical rehabilitation, and on a request basis, assist in the implementation of such projects.

Responsibility: Community Development Department

Funding: Staff time, General Fund

Timeframe: Ongoing

Quantified Objective: At least one qualifying project per year

HE Program 2.5 INCENTIVES FOR INFILL AFFORDABLE HOUSING

The City shall continue to implement its Affordable Housing Infill Incentive Program, which reduces Transportation Impact Fees for qualifying projects, and annually report to the Planning Commission projects that meet the threshold criteria and take advantage of the program. The City shall also continue to review other infill projects for affordable housing approved throughout the year to assess if modifications to the program should be made.

Responsibility: Community Development Director

Funding: General Fund

Timeframe: Annually

Quantified Objective: Provide a report to the Planning Commission on an annual basis that summarizes projects that have utilized the incentive program.

HE Program 2.6 DOWNTOWN AND MIXED USE RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow residential development as a by right use in the Downtown Mixed Use zone district, in accordance with the density prescribed in the General Plan Land Use district, subject to performance standards. In addition, the City shall examine and consider allowing residential development as a by right use in the Conditional Mixed Use and Neighborhood Commercial zone districts while addressing issues of geographical location, segmentation, and performance standards.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.

Goal HE-3

To encourage construction and maintenance of affordable housing in Visalia.

Policies

HE Policy 3.1 The City shall encourage the development of housing that is affordable by design, such as small lot single family units, second units, and manufactured homes.

HE Policy 3.2 The City shall formulate a cooperative effort between the public sector, private sector, and non-profit affordable housing entities to increase the supply of affordable housing for low-income (below 80 percent of median income), very low-income (below 50 percent of median income), and extremely low-income (below 30 percent of median income) households.

HE Policy 3.3 The City shall continue to provide a wide range of financial and regulatory (e.g., Density Bonus Ordinance, PUD Ordinance, and Flexible Lot Design Ordinance) incentives for the production of affordable housing.

HE Policy 3.4 The City shall continue to provide support and financial assistance to first-time homebuyers as funding is available.

HE Policy 3.5 The City shall continue to promote the participation of non-profit housing organizations in the construction of new affordable housing.

HE Policy 3.6 The City shall utilize available funds to subsidize the development of affordable housing for low-, very low-, and extremely low-income households.

HE Policy 3.7 The City shall encourage and support proactive communications with potentially affected neighborhood residents and business owners during the planning and implementation of new multi-family residential projects.

HE Policy 3.8 The City shall ensure that information on available housing programs is accessible to the public.

HE Policy 3.9 The City shall strive to preserve existing subsidized rental units.

HE Policy 3.10 The City shall strive to work with developers to ensure that low- and moderate-income housing is located within walking distance of or has access to public transit and services.

HE Policy 3.11 The City shall continue to support, facilitate the construction, and provide for the development of accessory dwelling units on single family designated parcels while protecting the single-family character of neighborhoods and zoned parcels as a means of providing affordable housing.

HE Policy 3.12 The City shall encourage home builders to use multi-family designated land for the highest allowed density housing to make more efficient use of land and facilities and provide more affordable housing opportunities.

HE Policy 3.13 The City shall continue to support the consortium of local lending institutions in pooling their resources to provide new construction for lower income housing.

HE Policy 3.14 The City shall continue to encourage and promote efforts with various non-profit housing entities (e.g. Self-Help Enterprises, Habitat for Humanity, Housing Authority of Tulare County and other non-profit agencies) in the construction of affordable residential units through sweat equity programs.

HE Policy 3.15 Since many financing programs are not utilized because they are perceived as too difficult to obtain/access or are unknown, the City shall seek opportunities to inform government, realtors, home buyers, and other financial agencies regarding existing financing programs that may not be fully understood by the homebuyer.

HE Policy 3.16 The City shall promote and/or coordinate efforts with non-profit housing advocacy organizations to produce a wide range of affordable housing opportunities for Visalia's citizens.

HE Policy 3.17 In accordance with the provisions of State law, the City shall grant density bonuses for qualifying projects as an incentive for the development of lower-income housing.

HE Policy 3.18 The City shall continue to inform and educate the public regarding myths and realities of multi-family and affordable housing working with non-profit agencies, developers, and partners.

HE Policy 3.19 The City shall provide priority permit processing of deed-restricted affordable housing projects, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

HE Policy 3.20 The City shall encourage development of new mobile home parks.

Programs

HE Program 3.1 LEGISLATIVE RELIEF

The City shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The City shall pursue housing legislation that establishes a

permanent statewide fund to address the city's housing need. The City shall continue its practice of writing letters of support or opposition as warranted.

Responsibility: All City Departments
Funding: General Fund
Timeframe: Ongoing
Quantified Objective: N/A

HE Program 3.2 MULTIPLE-FAMILY DEVELOPMENTS

The City shall encourage, facilitate, and investigate ways to streamline the construction of affordable and market rate multiple-family dwelling units. Special incentives (e.g., reduced parking standards, waiver of fees), modified zoning provisions, and priority permit processing of CUPs and Site Plan Review applications may be utilized where appropriate. The City shall continue to inform local developers of the available incentives that benefit affordable housing through published documents available at City Hall and maintained on the City website. 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 400 multi-family units (20 extremely low, 40 very low, 60 low, 80 moderate, and 200 above moderate) over the four year period.

HE Program 3.3 FIRST-TIME HOMEBUYER PROGRAM

The City shall continue to partner with non-profit agencies 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 20 low- and moderate-income first-time homebuyers over the next four 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 (e.g. Tax Credit review of application) 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: Federal funds, State funds
Timeframe: Ongoing
Quantified Objective: Sponsor one seminar every other year to facilitate promotion of this program. Contact local affordable housing borrowers at least annually to provide the most updated and any new information on available programs.

HE Program 3.6 SECTION 8 HOUSING ASSISTANCE PROGRAM

The City shall continue to support 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.

Responsibility: Tulare County Housing Authority (resource), Community Development Department (lead)
Funding: Federal funds
Timeframe: Ongoing
Quantified Objective: Assist 800 lower income families with rental housing assistance annually.

HE Program 3.7 INFORM PUBLIC OF LOCAL, STATE, AND FEDERAL HOUSING PROGRAMS

The City shall continue to publicize housing opportunities in Visalia through a marketing campaign associated with housing programs, including, for example, brochures, advertisements, articles, direct mail, municipal reports, and placing information of the City's website.

Responsibility: All City Departments
Funding: General Fund
Timeframe: Ongoing
Quantified Objective: Conduct at least one presentation every other year or as funding is made available to the local real estate industry and/or nongovernmental organizations regarding available housing programs.

HE Program 3.8 LOAN PROGRAM EDUCATION

The City shall sponsor meetings with government, realtors, home buyers, and other financial agencies regarding loan programs currently available.

Responsibility: Private Sector, Community Lending Council
Funding: General Fund
Timeframe: Ongoing
Quantified Objective: Sponsor annual or bi-annual meetings to educate realtors, home buyers, and others to facilitate promotion of this program, as funding is available.

HE Program 3.9 AGENCY COORDINATION

The City shall solicit involvement from the Tulare County Association of Realtors and the Home Building Industry Association (BIA) and periodically inform real estate organizations of the City's need for lower income housing sites and incentive programs available to encourage the creation of such housing.

Responsibility: Community Development Department
Funding: General Fund
Timeframe: Ongoing
Quantified Objective: Provide information on a recurring basis.

HE Program 3.10 AVAILABILITY OF FUNDING INCLUDING LAND WRITE-DOWN PROGRAMS

The City shall continue to participate in Federal, State, and local housing assistance programs. The City shall continue to utilize funds from Department of Housing and Urban Development (HUD) and State Housing and Community Development (HCD).

Responsibility: Community Development Department
Funding: Federal and State funds
Timeframe: Ongoing
Quantified Objective: Complete ten applications under this program per year.

HE Program 3.11 CITY INCENTIVES, INCLUDING WAIVER OR DEVERRAL OF FEES, FOR AFFORDABLE HOUSING

The City shall provide incentives, such as land and improvement cost write-downs or deferred financing, to decrease the total cost of the housing project. The City may consider waiver or deferral of fees for deed-restricted affordable housing projects, where appropriate and feasible, when requested by a developer of affordable housing.

Responsibility: Community Development Department

Funding: Successor Agency, General Fund

Timeframe: Ongoing

Quantified Objective: Work with non-governmental organization affordable housing providers and determine any available incentives for projects with affordable housing.

HE Program 3.12 A.D.U. DEVELOPMENT FEE REDUCTION/DEFERMENT

The City shall utilize available grant funding, or consider utilizing local funds if grant funding is not available, to review its fee structure and study the feasibility of reducing or deferring development and building permit fees on accessory dwelling units.

Responsibility: Community Development Department

Funding: General Fund or SB 2 Planning Grant Program

Timeframe: 2021

Quantified Objective: Complete the Study and present to City Council for final consideration.

HE Program 3.13 NON-PROFIT HOUSING DEVELOPMENT CORPORATIONS

The City shall continue to support non-profit housing development corporations (e.g. Self-Help Enterprises, Habitat for Humanity, and other non-profit agencies), including those that provide sweat equity programs, by providing land at little or no cost through low interest loans and deferred financing.

Responsibility: Private Non-Profit Services (lead), Community Development

Funding: Federal Grants

Timeframe: Ongoing

Quantified Objective: Provide assistance that will benefit 20 first-time lower income home buyers over the next four years.

HE Program 3.14 LAND BANKING

The City shall provide support of affordable housing projects or programs which allow land banking.

Responsibility: Housing and Economic Development Department

Funding: General Fund, State and Federal Resources

Time Frame: Ongoing

Quantified Objective: Participate in at least one land banking project during the current reporting period.

HE Program 3.15 PROMOTING ACCESSORY DWELLING UNITS

The City shall promote the development of accessory (second) dwelling units by providing information regarding permit requirements, changes in State law, and benefits of accessory dwelling units to property owners and the community.

Responsibility: Community Development Department

Funding: General Fund

Time Frame: Ongoing

Quantified Objective: Achieve five accessory dwelling units per year for a total of twenty units over the next four years.

HE Program 3.16 ASSISTED HOUSING PROJECTS ELIGIBLE FOR CONVERSION

The City shall monitor the status of the deed restricted affordable housing projects with expiring affordability covenants and contact owners concerning their plans to continue in or opt out of the subsidy programs. The City shall identify potential buyers of at-risk projects (e.g. Tulare County Housing Authority, Christian Church Homes of Northern California, Inc., Self-Help Enterprises) and existing and potential sources of City funding to supplement primary State and Federal sources. The City shall further monitor affordable housing projects that are at-risk of an expiring covenant to ensure that they receive proper noticing and are educated regarding tenant rights and conversion procedures.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Annually

Quantified Objective: Achieve 100% contact with all subject at-risk property owners one year before contract expiration.

HE Program 3.17 PLANNING FOR LARGE SITES

The City shall allow for further subdivision or development of specific plans for large sites that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Entitle a minimum of one master planned project on a RHNA listed site per year.

HE Program 3.18 TARGETING EXTREMELY LOW-INCOME DEVELOPMENTS

The City shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the City shall identify development opportunities and provide incentives for the development of housing for extremely low-income households (e.g., priority processing, fee waivers or deferrals). The City shall work with its partners and encourage them to promote the benefits of this program to the development community. Additionally, the City shall require its partners to conduct outreach to extremely low-income service providers, on at least an annual basis, to encourage the development of housing for extremely low-income households.

Responsibility: Community Development Department

Funding: State and Federal funds

Timeframe: Ongoing

Quantified Objective: Annually pursue State and Federal funds to increase the supply of housing affordable to extremely low-income households.

HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW

The City shall review and amend its Zoning Ordinance to ensure that its density bonus regulations remain consistent with state law (Government Code Sections 65915 through 65918). This program includes the addition of a housing unit replacement program subject to the requirements of Government Code Section 65915(c)(3). The replacement program would be subject to sites identified in the site inventory where any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Complete review of state law and complete ordinance amendments, as necessary, within one year of Housing Element certification. Any applications received for density bonuses that are found to be consistent with state law shall be processed and implemented immediately.

HE Program 3.20 PROVIDE PRIORITY SEWER SERVICE FOR AFFORDABLE HOUSING PROJECTS

In the event of a future, although unanticipated, shortage of future capacity or need to prioritize provision of sewer service is experienced, projects offering market rate or assisted projects that have the potential to provide housing affordable to lower-income residents shall receive priority sewer service.

Responsibility: Public Works Department and Community Development Department

Funding: General Fund and Wastewater Enterprise Fund

Timeframe: Ongoing

Quantified Objective: Identify all projects meeting the criteria for affordable housing and ensure their first priority status to connect to the City sanitary sewer system.

HE Program 3.21 ANALYSIS OF A LOCAL FUNDING PROGRAM FOR AFFORDABLE HOUSING DEVELOPMENT

The City, with input from a designated committee or task force, shall study the feasibility of implementing a local financing measure (e.g. sales tax, bond measure, affordable housing in-lieu fee, and/or housing trust fund) and identifying potential funding sources to address providing housing for lower income groups.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Convene a group and hold a meeting within one year of Housing Element certification.

HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT

The City shall revise the Zoning Ordinance to allow mobile home parks as a conditionally allowed use in the R-M-3 zone in accordance with the density prescribed in the General Plan land use district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 3.23 ACCESSORY DWELLING UNITS STANDARD BUILDING PLANS

The City shall seek out and utilize available grant funding, or consider utilizing local funds if grant funding is not available, to develop one or more standardized floor plans and elevation templates for accessory dwelling units that are pre-approved by the Community Development Department. The pre-approved plans may be utilized on properties that meet the development requirements and placement requirements for accessory dwelling units.

Responsibility: Community Development Department

Funding: General Fund or SB 2 Planning Grant Program

Timeframe: 2021

Quantified Objective: Prepare standard building plans within two years of Housing Element certification.

Goal HE-4

To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.

Policies

HE Policy 4.1 To preserve homeownership and promote neighborhood stability, the City shall attempt to alleviate individual and community issues associated with foreclosures.

HE Policy 4.2 The City shall support the efforts of non-profit organizations (e.g., Community Services Employment Training (C-SET), Self Help Enterprises, Inc.) and businesses in providing housing counseling services for families needing assistance with foreclosure counseling.

HE Policy 4.3 The City shall lead efforts to institute a holistic approach to neighborhood revitalization, including proactive code compliance, renter and landlord education programs, infrastructure reinvestment, and community engagement.

HE Policy 4.4 The City shall pursue and/or support non-profit agencies applying for State and Federal funding to acquire foreclosed properties and preserve them as affordable housing for lower- and moderate-income homebuyers.

HE Policy 4.5 The City shall strive to preserve and restore the appearance of its neighborhoods most impacted by foreclosures through basic upkeep for vacant properties and by supporting neighbors and community groups in performing regular lawn maintenance and clean-ups.

Programs

HE Program 4.1 HOMEBUYER EDUCATION PROGRAM OUTREACH

The City shall support the efforts of non-profit organizations (e.g., Community Services Employment Training (C-SET), Self-Help Enterprises) in providing homebuyer education services by promoting their services on the City website.

Responsibility: Community Development Department

Funding: General Fund (Staff Time)

Time Frame: Ongoing

Quantified Objective: Participate in at least one education seminar per year.

HE Program 4.2 FORECLOSURE PREVENTION RESOURCES

The City shall promote foreclosure prevention resources by posting information on the City website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies (e.g., Self-Help Enterprises).

Responsibility: Community Development Department

Funding: General Fund (Staff Time)

Time Frame: Ongoing

Quantified Objective: Verify that the correct and up to date information is posted to City website, and updated on at least an annual basis.

HE Program 4.3 NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS

To help secure and maintain vacant, foreclosed properties, the City shall expand code enforcement in the areas most impacted by foreclosures and abandoned properties. The City shall strive to effectively follow up on code violations to ensure that problems are addressed.

Responsibility: Building Department, Code Enforcement

Funding: General Fund

Time Frame: Ongoing

Quantified Objective: Secure properties subject to the emergency nuisance abatement within 72 hours of appraisal, and establish a tracking system for managing nuisance abatement cases and report activity in the Annual Report.

HE Program 4.4 FORECLOSURE ACQUISITION

The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing, when federal or state funding is available. The City may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction with acquiring, rehabilitating, and reselling or renting. In some cases, the City may demolish foreclosed homes and re-use the land for mixed-use or non-residential purposes when the demolition will create an opportunity to create more amenities and carry out a comprehensive rebuilding or revitalization strategy.

Responsibility: Community Development Department

Funding: Eligible State or Federal Funds

Time Frame: Ongoing

Quantified Objective: Annually pursue State and Federal funds when available.

Goal HE-5

To provide a range of housing types and services to meet the needs of households with special needs within the city.

Policies

HE Policy 5.1 The City shall encourage the development of housing for elderly, persons with disabilities, large families, families with female heads of household, families and persons in need of emergency shelter, and farmworkers, where compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to day care and transit, case management, commercial, and medical services.

HE Policy 5.2 The City shall encourage the development of housing types that meet the needs of baby-boomers and seniors, such as housing on smaller lots with modest building footprints, and encourage development of affordable senior housing.

HE Policy 5.3 The City shall encourage and facilitate private sector development and support non-profit organizations in the development of affordable housing, including rental assistance housing to very low, low, and moderate-income special

needs households through the use of development incentives. The City shall reduce or defer development review fees (as appropriate) to facilitate development of affordable housing for special needs groups.

HE Policy 5.4 The City shall continue to support non-profits' (e.g. Tulare County Housing Authority, Self-Help Enterprises, Christian Church Homes / Visalia Senior Housing) efforts in developing affordable housing and providing rental assistance to very low, low, and moderate-income seniors.

HE Policy 5.5 The City shall facilitate and encourage the creation, by public or quasi-public agencies, of low-barrier emergency shelters, transitional housing, and permanent supportive housing in the community, and shall allow these uses as a by-right use in accordance with standards contained in its Zoning Ordinance.

HE Policy 5.6 The City shall continue to work with the Kings/Tulare Homeless Alliance and/or non-profit agencies with a mission to address homeless needs and promote the use of local, State, and Federal financing programs for homeless assistance and prevention services in the city.

HE Policy 5.7 The City shall explore models to encourage the creation of housing for persons with developmental disabilities.

Programs

HE Program 5.1 LEGISLATIVE AWARENESS

The City shall, through its state and federal representatives, stay abreast of housing legislation and programs which might affect the City's special needs groups and, as warranted, comment upon legislation. The City shall continue its practice of writing letters of support or opposition as warranted.

Responsibility: All City Departments

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Participate in at least two legislative initiatives per year.

HE Program 5.2 HOMELESS SHELTER PROGRAM

The City shall provide financial assistance and provide supportive services, if funding is available, towards the providing of shelters and services for persons experiencing homelessness. The City shall continue to work with experienced non-profit agencies to seek out opportunities to provide permanent, transitional, or emergency housing, including low-barrier shelters, and work with the Continuum of Care to promote the use of Federal, State, and local financing programs as possible funding sources.

Responsibility: Community Development Department

Funding: Federal and State funds, General Fund

Timeframe: Ongoing

Quantified Objective: Annually allocate funding to provide assistance and supportive services.

HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE

The City shall examine and make a recommendation of other zone districts where emergency shelters may be allowed as a by right (permitted) use or as a conditionally allowed use and shall develop performance standards for use in association with emergency shelters. Upon public review and approval by the legislative body, the City shall revise the Zoning Ordinance as it pertains to emergency shelters.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.

HE Program 5.4 REASONABLE ACCOMMODATION

The City shall maintain a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. This brochure shall include information and staff contact for requesting assistance in providing housing for persons with disabilities.

Responsibility: Community Development Department
Funding: CDBG or General Fund
Time Frame: Ongoing
Quantified Objective: Maintain an updated brochure at City offices and on City website

HE Program 5.5 SENIOR RENTAL HOUSING

The City shall continue to facilitate the construction of affordable rental housing for very-low and low- income seniors by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives.

Responsibility: Community Development Department
Funding: HOME funds
Time Frame: Ongoing
Quantified Objective: Facilitate the construction of at least 10 very low-income and 10 low-income senior units during the reporting period.

HE Program 5.6 REHABILITATION ASSISTANCE FOR SENIOR & DISABLED HOMEOWNERS

The City shall continue to dedicate federal funding, as available, toward the senior and disabled rehabilitation programs which assist low-income elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.

Responsibility: Community Development Department
Funding: HOME Program, CDBG funds
Time Frame: Ongoing
Quantified Objective: Provide assistance that will benefit ten (10) households per year over the next four years. Track assistance accomplishments and include in the Annual Report.

HE Program 5.7 LARGE FAMILIES

The City shall promote the construction of both market rate and deed restricted affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City shall utilize financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses) to developers for these unit types including promote the need for three or more bedroom units during pre-application meetings, contacting affordable housing developers.

Responsibility: Community Development Department
Funding: State and Federal tax credits, CDBG
Time Frame: Ongoing
Quantified Objective: Facilitate the construction of at least 16 units per year (8 very low- and 8 low-income units)

HE Program 5.8 HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

The City shall explore models to encourage the creation of housing for persons with developmental disabilities, as funding is available. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental difficulties. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for persons with disabilities.

Responsibility: Community Development Department
Funding: General Fund and State and Federal Grants
Time Frame: Ongoing
Quantified Objective: Annually pursue State and Federal funds that can support housing construction and maintenance of housing for persons with disabilities.

HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED

The City shall revise the Zoning Ordinance to ensure that employee housing is permitted as a by right use in areas where agricultural activities are also an allowed use, in conformance with Health and Safety Code commencing at Section 17020. Alternately, the City may revise the Zoning Ordinance to address the allowed use of agriculture activities in non-residential zone districts.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.10 ACCESSORY DWELLING UNITS, RESIDENTIAL CARE FACILITIES, TRANSITIONAL / SUPPORTIVE HOUSING, AND EMPLOYEE HOUSING ALLOWED IN ALL ZONES PERMITTING SINGLE-FAMILY RESIDENCES

The City shall revise the Zoning Ordinance to allow accessory dwelling units, adult overnight residential care facilities, transitional / supportive housing, and employee housing as allowed uses in all zoning designations where single-family residences are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

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 Policy 6.3 The City shall promote quality design and appearance of all new multi-family units so that they add value to the community’s built environment and reduce potential for community objection.

HE Policy 6.4 The City shall encourage ongoing property maintenance to sustain neighborhood vitality, value, and overall sense of community pride.

HE Policy 6.5 The City shall encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

HE Policy 6.6 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, keyhole or zipper lots, zero-lot lines, alley-loaded parking, five pack subdivisions, and live-work units).

HE Policy 6.7 The City shall encourage adaptive use of historic buildings to residential uses consistent with their preservation. Where possible, the City shall make amendments to building codes and regulations to facilitate the restoration and maintenance of historic structures.

HE Policy 6.8 The City shall continue an active property maintenance, inspection, and code enforcement program in partnership with the community to promote healthy neighborhoods.

HE Policy 6.9 The City shall pursue funding sources, such as CDBG funds, to correct building deficiencies.

HE Policy 6.10 The City shall continue to promote the maintenance of existing mobile homes.

HE Policy 6.11 The City shall continue to promote the maintenance of rental housing consistent with City housing and building codes.

HE Policy 6.12 The City shall continue to provide a conduit for local community banks, and State- and Federally chartered financial institutions to meet their Community Reinvestment Act (CRA) objectives.

HE Policy 6.13 The City shall continue to enforce its Model Good Neighbor policies to ensure that all multi-family projects adhere to basic maintenance and management procedures.

Programs

HE Program 6.1 HOUSING REHABILITATION PROGRAM

The City shall continue to enhance the quality of owner-occupied single-family housing and encourage private investment in the city's residential areas through the owner occupied Housing Rehabilitation Programs, when funding is available. The program provides low-interest loans to low-income homeowners to make improvements or repairs to their homes.

Responsibility: Community Development Department

Funding: CDBG, HOME funds

Timeframe: Ongoing

Quantified Objective: Assist 25 low-income homeowners during the course of the current reporting period.

HE Program 6.2 LOW-INCOME RENTAL REHABILITATION PROGRAM

The City shall continue to support a Low-Income Rental Rehabilitation Program through financial assistance and partnering with non-governmental organizations. The program provides owners of rental properties a low interest or forgivable loan for improvements in return for commitments to offer the units at affordable rents.

Responsibility: Community Development Department

Funding: CDBG, HOME funds

Timeframe: Ongoing

Quantified Objective: Assist twenty (20) low-income owners of rental properties with forgivable loans over the next four years.

HE Program 6.3 EMERGENCY REPAIRS PROGRAM

The City shall continue to provide low/moderate-income, owner occupants with low-interest loans to make emergency repairs and provide assistance for addressing housing code violations.

Responsibility: Community Development Department

Funding: CDBG, HOME funds

Timeframe: Ongoing

Quantified Objective: Assist twenty (20) low-income homeowners over the next four years.

HE Program 6.4 ENFORCEMENT OF HOUSING AND BUILDING CODES

The City shall continue to review, upgrade, and maintain City codes, ordinances, regulations, and enforce these standards to ensure health and safety of occupants and maintain the existing housing stock.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Complete fifty (50) residential inspections per year in response to substandard building or living condition referrals.

HE Program 6.5 REHABILITATION AND ADAPTIVE REUSE

The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.

Responsibility: Community Development Department

Funding: State and Federal funds

Timeframe: Ongoing

Quantified Objective: Assist with rehabilitating one unit per year.

Goal HE-7

To provide decent housing and a quality living environment for all Visalia residents regardless of age, religion, race, creed, gender, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.

Policies

HE Policy 7.1 The City shall not condone any unlawful discrimination or segregation in housing.

Programs

HE Program 7.1 FAIR HOUSING

In an effort to expose and eliminate housing discrimination, and to provide equal housing opportunities to all Visalia residents, the City shall partner with an experienced non-profit agency or agencies to provide fair housing education to ensure that the City affirmatively furthers fair housing through lenders, landlords, realtors, and the community as a whole and handle fair housing complaints. The City shall continue to post information on fair housing law on its website.

Responsibility: Community Development Department

Funding: General Fund, CDBG Funds

Timeframe: Ongoing

Quantified Objective: Maintain and update educational materials on the City website, and conduct one to two comparative rental tests per year based on need and available financing.

Goal HE-8

To encourage energy efficiency in all new and existing housing.

Policies

HE Policy 8.1 The City shall encourage the use of energy conservation devices and passive design concepts which make use of natural climate to increase energy efficiency and reduce housing costs.

HE Policy 8.2 The City should promote an increase in the energy efficiency of new and existing housing beyond minimum State requirements.

Programs

HE Programs 8.1 ENERGY & WATER CONSERVATION PROGRAM

Using existing education, incentive, and conservation programs offered by Southern California Edison (SCE) and California Water Service Company (Cal Water), the City shall continue to assist residents to implement energy and water conservation measure awareness programs and include the most current goals, policies, and programs into new affordable housing projects and, as feasible into retrofitting existing affordable housing units.

Responsibility: Community Development Department (lead), Private Utility Companies
Funding: Grant funding from all available sponsoring sources; General Fund
Timeframe: Ongoing
Quantified Objective: Maintain and update educational materials on the City website.

Goal HE-9

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

Policies

HE Policy 9.1 The City shall continually work to improve the day-to-day implementation of Housing Element programs.

HE Policy 9.2 The City shall track affordability levels in the city by monitoring changes in housing sales prices and rental rates.

Programs

HE Program 9.1 IMPLEMENTATION REPORTING

The City shall annually review and report on the implementation of the Housing Element programs and the City's effectiveness in meeting the programs' goals in the manner required and approved by State Housing and Community Development.

Responsibility: Community Development Department
Funding: General Fund
Timeframe: Annually
Quantified Objective: Provide an Annual Progress Report to State HCD every year during the course of the reporting period.

HE Program 9.2 PROGRESS MEETING

City staff members involved in the implementation of Housing Element programs shall meet annually to review progress in addressing housing issues, especially issues relating to affordable housing.

Responsibility: Community Development Department
Funding: General Fund
Timeframe: Annually
Quantified Objective: Convene annual meeting to review the Housing Element implementation progress.

HE Program 9.3 MONITOR THE RHNA LAND INVENTORY

Community Development staff shall monitor the RHNA land inventory to ensure that proposed re-zoning or development on every listed site meets or exceeds the development capacity by income category listed for that site in the Land Inventory. If a proposed re-zoning or development results in a shortfall of residential capacity needed to accommodate the remaining Regional Housing Needs Allocation (RHNA) for any income category, the City shall identify and zone sufficient adequate sites at appropriate densities [See GC 65583.2(c)(3) to accommodate the shortfall within six months of the re-

zoning or approval of the development resulting in the shortfall of sites to accommodate the remaining RHNA for any income category.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On a project basis as needed, and semi-annually

Quantified Objective: report annually on maintenance and status of the RHNA Land Inventory, and ensure that no net loss of RHNA medium and high development density sites.

HE Program 9.4 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.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On a project basis as needed, and annually

Quantified Objective: Report annually to the Planning Commission on the effect of CUP requirements compared with comparable "permitted by right" projects, and ensure that CUP processing and conditions do not adversely impact the project's affordability.

HE Program 9.5 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: General Fund

Timeframe: Annually

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

HE Program 9.6 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: Annually

Quantified Objective: Provide a report on housing and financial activity information in the Annual Progress Report.

HE Program 9.7 DISADVANTAGED UNINCORPORATED COMMUNITIES (DUC)

The City shall continue to meet the needs of disadvantaged unincorporated communities located within its Sphere of Influence and shall comply with legislation contained in Senate Bill 244. Specifically, the City shall continue work initiated in January 2019 of annexing the K Road County Island (identified as a disadvantaged unincorporated community) and submit an application for annexation to the Local Agency Formation Commission in the calendar year of 2019.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Complete the City-initiated annexation of the K Road County Island by June 30, 2020, and continue to adhere to any current requirements of Senate Bill 244 following the completion of the annexation.

HE Program 9.8 LINK TRANSIT FACILITIES AND SERVICES WITH RHNA LAND INVENTORY SITES

The City shall incorporate affordable housing linkages to its transportation related plans. The City shall continually analyze and maintain maps and any related analysis and policies to ensure there is an optimal linkage among affordable housing, public transit and active transit (non-motorized modes of transportation), and the City's major jobs, commerce and services generators.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Ongoing

Quantified Objective: Continually maintain map exhibits and policies in transportation related plans, as needed, to ensure optimal linkages with current high density residential nodes and RHNA land inventory sites to jobs, commerce, and services hubs.

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a four-year time period. Table 1-54 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2020-2023).

TABLE 1-54 SUMMARY OF QUANTIFIED OBJECTIVES						
Objective Category/Program	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total
New Construction						
Single-Family Developments			40	400	1,200	1,640
HE Program 2.2: Incentives for Downtown Housing				20		20
HE Program 2.4: Mixed-Use Development				20		20
HE Program 3.2: Multiple-Family Developments	20	40	60	80	200	400
HE Program 3.3: First-Time Homebuyer Program			5	5		10
HE Program 3.13: Non-Profit Housing Development Corporations	5	5	10			20
HE Program 3.15: Promoting Accessory Dwelling Units			20			20
HE Program 5.5: Senior Rental Housing		10	10			20
HE Program 5.7: Large Families		32	32			64
Subtotal	25	87	177	525	1,400	2,214
Rehabilitation						
HE Program 3.3: First-Time Homebuyer Program			5	5		10
HE Program 3.13: Non-Profit Housing Development Corporations	5	5	10			20
HE Program 5.6: Rehabilitation Assistance for Senior and Disabled Homeowners	10	10	20			40
HE Program 6.1: Housing Rehabilitation Program		10	15			25
HE Program 6.2: Low-Income Rental Rehabilitation Program			20			20
HE Program 6.3: Emergency Repairs and Basic Needs Program			20			20
HE Program 6.5: Rehabilitation and Adaptive Reuse			5			5
Subtotal	10	20	80	0	0	110
Conservation						
HE Program 3.6: Section 8 Housing Assistance Program	300	300	200			800
Subtotal	300	300	200	0	0	800
TOTAL	335	407	457	525	1,400	3,124