

Public Hearing #1

Information to be entered into the records
for tonight's Visalia City Council meeting, February 18, 2025,
regarding comments by Kathy Falconer.

Topic of Interest: Environmental Justice Elements -
content and suggestions for the Objectives and Policies.

Objective EJ-1 Physical Activity and Healthy Lifestyles

To increase physical activity and healthy lifestyles to reduce health risks for residents of all backgrounds and improve the pedestrian network for safer, more convenient travels ~~in all four quadrants priority given to Neighborhoods of Focus~~ [Source: New objective]. Policies

- EJ-1.1 The City shall encourage employers and developers to include secure bicycle parking and storage in existing and new businesses and in all new development projects; ~~in four quadrants with priority given to Neighborhoods of Focus~~ [Source: New policy]
- EJ-1.2 The City shall promote physical activity programs and healthy lifestyle education programs offered to residents and encourage residents to regularly participate in active lifestyles; ~~in four quadrants, priority given to Neighborhoods of Focus~~ [Source: New policy].

Can these policies be altered or be New policies?

PSCu-P-16 Provide at least **one community center** in each of the City's ~~four neighborhood quadrants~~ ~~four Neighborhoods of Focus~~. Use existing and new community center facilities to provide multicultural programs and teen recreation activities and provide space for meetings and classes. Community centers should be designed with community input, including guidance from a cross-section of user groups [add as Source: New policy]

- EJ-1.3 The City shall collaborate with the Visalia Unified School District, Board of Education, parent teacher associations, the California Highway Patrol, and community residents to identify and address access and safety issues ~~including violations of California Vehicle Code Section 21211, for students arriving at school by bike or on foot in all four quadrants priority given to Neighborhoods of Focus~~ [Source: New policy]
- EJ-1.4 The City shall collaborate with private and public partners to enhance pedestrian amenities, such as lighting, shade, benches, trash and recycling receptacles, bathrooms, water fountains, particularly in the Neighborhoods of Focus and ~~in all four quadrants~~ [Source: New policy].
- EJ-1.5 The City shall prioritize compliance with American Disability Act (ADA) standards and accessibility for all pedestrian, transit, and bicycle improvements, through ongoing engagement and incorporation of feedback from disability stakeholder groups ~~in all four quadrants with priority given to Neighborhoods of Focus~~ [Source: New policy]

Objective EJ-2 Healthy Equity

To increase health equity and improve access to medical services. [Source: New objective]

Policies

EJ-2.1 The City shall encourage the provision of a range of medical and health services (e.g., primary, preventive, specialty, prenatal, dental care, mental health) in a manner accessible to all residents in all four quadrants priority given to Neighborhoods of Focus. [Source: New policy]

EJ-2.2 The City shall coordinate with the Tulare County Public Health and Human Services Agency (HHSA), California Department of Transportation (Caltrans), and other public agencies during master planning efforts to identify and integrate design elements into land use plans that encourage physical activity and pollution exposure reduction measures in all four quadrants priority given to Neighborhoods of Focus. [Source: New policy]

Objective EJ-3 Air Quality

To improve air quality conditions so all residents can live, work, and play in their community without disproportionate risk of air pollution and related negative health impacts. [Source: New objective]

Policies

EJ-3.1 The City shall continue working with the California Department of Transportation (Caltrans) to determine what, if any, mitigation measures can be implemented to reduce air pollution impacts to the Neighborhoods of Focus and residential areas adjacent to the State Route 99, and State Route 198, Mooney Blvd., CA-63, and in all four quadrants. [Source: New policy]

EJ-3.2 The City shall encourage the retrofitting and installation of appropriate air filtration at existing schools, residences, and other sensitive receptor uses adversely affected by air pollution sources in all four quadrants with priority given to Neighborhoods of Focus. [Source: New policy]

EJ 3.3 The City shall enforce California's five-minute maximum diesel truck idling law, require warehouse and distribution facilities to provide adequate on-site truck parking, and require refrigerated warehouses to provide generators for refrigerated trucks in all four quadrants and Neighborhoods of Focus. [Source: New policy]

Objective EJ-4 Pollution Exposure

To actively support and expand land use development patterns, transportation infrastructure, pollution mitigation, and other techniques to reduce pollution exposure in all four quadrants and Neighborhoods of focus. [Source: New objective]

Policies

EJ-4.1 The City shall require new sensitive land uses and/or industrial and commercial land uses to incorporate setbacks, barriers of at least 300 feet of separation, landscaping, or other design and development standards as necessary to minimize pollution exposure in all four quadrants and Neighborhoods of Focus. [Source: New policy]

Can this policy be altered or be a New policy?

LU-P-103 Require buffering land uses at least 300 feet adjacent to existing or planned residential areas adjacent to industrial designations. Such uses may include parks, drainage ponds, open space, or other such uses. [Add as Source: New policy]

EJ-4.2 The City shall encourage the Tulare County Agricultural Commissioner's Office to provide pesticide use education to raise awareness in all Quadrants about the potential health impacts from pesticide use, the process to report pesticide violations, and to provide notifications as to the frequency and health issues related to any pesticide applications within three miles of residential and public property with the knowledge that pesticides are carried several miles from the point of application. [Source: New policy]

EJ-4.3 The City shall encourage (HOW) existing stationary sources of pollution emissions to use feasible measures to minimize emissions that could have potential impacts on community health in all four Quadrants and Neighborhoods of Focus. [Source: New policy]

EJ-4.4 The City shall minimize heavy truck traffic by designating truck routes away from residential areas and sensitive land uses in and around the Neighborhoods of Focus and in all four quadrants. [Source: New policy]

EJ-4.5 The City shall ensure that residents and businesses are made aware of the responsible for potential adverse pollution, noise, odor, vibration, lighting, and the effects of toxic materials and emissions when pollution generating land uses are proposed atleast 300 feet near them in all four Neighborhoods of Focus and/or four quadrants. [Source: New policy]

Objective EJ-4 Pollution Exposure - continued

Can these policies below be altered or be New EJ policies?

- AQ-P-6 Promote in the four Neighborhoods of Focus additional plantings of drought tolerant native plants and trees that are efficient pollutant absorbers. Also, amend the Street Tree Ordinance to promote the use of plants and trees that are efficient pollutant absorbers.
- AQ-P-9 Continue to mitigate ~~short term construction impacts and long term~~ and assess stationary source impacts on air quality ~~on a case-by case basis and continue to assess air quality impacts~~ through environmental review. ~~Require developers to reduce air pollutant emissions associated with the construction and operation of development projects~~ in Neighborhoods of Focus and all four quadrants.
- LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses ~~are be~~ mitigated through good site planning, building design, and/or appropriate operational measures during the permit process.
- S-P-15 Require remediation and cleanup of sites contaminated with hazardous substances in all four quadrants.

Objective EJ-5 Access to Healthy Foods

(What Department will)To expand access to nutritious and affordable food to reduce food insecurity and to support varied cultural and nutritional food choices. [Source: New objective]

Policies

- EJ-5.1 The City shall encourage food stores and retailers to improve the quality and selection of healthy foods and fresh food products, particularly in the Neighborhoods of Focus. [Source: New policy]
- EJ-5.2 The City shall support (how?) the planning and development of community gardens within walking distance of high-density residential areas in all four Neighborhoods of Focus and/or four Quadrants. [Source: New policy]

Can this policy below be altered?

OSC-P-5 Support community gardens as a valuable open space resource in all four Quadrants.

- EJ-5.3 The City shall promote (how?) a full range of urban agriculture activities, including farmers' markets, farm stands, community gardens, on-site garden produce market stands, and urban farms in all four Neighborhoods of Focus. [Source: New policy]
- EJ-5.4 The City shall (request?) promote healthy food and beverages at City-sponsored events, programs, and recreation activities in all four Neighborhoods of Focus and four Quadrants. [Source: New policy]

Objective EJ-6 Public and Recreational Facilities

To ensure residents of all ages have access to a range of safe and accessible opportunities for recreation and physical activities in all four Neighborhoods of Focus and four Quadrants [Source: New objective]

Policies

EJ-6.1 The City shall strive to maintain and improve recreational facilities with adequate lighting, signage, extended park supervision/hours, and programs representative of the multicultural needs and income levels of the community with priority given to the four Neighborhoods of Focus. [Source: New policy]

EJ-6.2 The City shall strive to enhance public facilities, infrastructure, services, and crime prevention strategies that are responsive to community needs. [Source: New policy]

EJ-6.3 The City shall encourage the use of existing parks, public venues, and programs through marketing, promotion, and reduced rates for the Neighborhoods of Focus. [Source: New policy]

Can these policies below be altered?

T-P-30 Give high priority to public transportation systems within the four Neighborhoods of Focus that are responsive to the needs of commuters, the elderly, persons with disabilities, the youth, and low-income citizens. Continue to work with transit providers to expand services to these populations and to underserved areas of the City.

T-P-33 Work with transit operators to establish transit stops adjacent to community and regional parks, senior housing facilities, areas with a high concentration of medical facilities, major employment centers, and major retail and commercial centers.

T-P-41 Integrate the bicycle transportation system into new development and infill redevelopment within the four Neighborhoods of Focus. Development shall provide short term bicycle parking and long-term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.

Objective EJ-6 Public and Recreational Facilities (continued)

PSCu-P-1 ~~Prepare a Parks and Recreation Master Plan to implement Park policies in this General Plan. The Plan should include: An assessment of existing and future recreational needs, including the needs of specific user groups and the needs of older areas of the community in the four Neighborhoods of Focus as well as those in new and existing neighborhoods; [...] [Source: New policy]~~

Objective EJ-7 Equitable Civic Engagement

To fully engage the four Neighborhoods of focus and/or four Quadrants the public in City decision-making and facilitate public involvement in civic life. [Source: New objective]

Policies

- EJ-7.1 The City shall initiate the formation of a centralized facilitators in all four Neighborhoods of Focus and four Quadrants to network partner with appropriate organizations (e.g., community-based, faith-based, advocacy, and service) that have built relationships, trust, and cultural competency to conduct meaningful outreach for relevant planning initiatives and environmental justice concerns. [Source: New policy]
- EJ-7.2 The City shall provide a choice for translation and interpretation services at public meetings on issues affecting populations whose primary language is not English. Translation time should not be counted as a part of a person's time limit for comments. [Source: New policy]
- EJ-7.3 The City shall strive to make public meetings, notices, and education materials available online and in-person and accessible to all residents and to coordinate notifications through facilitators in all four Neighborhoods of Focus and four Quadrants. [Source: New policy]
- EJ-7.4 The City shall strive to schedule events using different days, times, and formats (e.g., virtual and digital accessibility) to encourage and facilitate participation among community members with work, school, family, and other obligations that conflict with more traditional scheduling. [Source: New policy]
- EJ-7.5 The City shall implement a transparent public decision-making process through effective public outreach, engagement, and participation that is inclusive of socially disadvantaged individuals and groups. [Source: New policy]
- EJ-7.6 The City shall support opportunities for all residents to engage in community service that integrates community health and civic engagement. [Source: New policy]

Objective EJ-8 Safe and Sanitary Homes

To ensure all residents enjoy living conditions that are both safe and healthy, while also providing a mix of affordability. [Source: New objective]

- EJ-8.1 The City shall promote awareness of City regulations and enforcement measures citywide to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowded housing, maintenance of older homes, graffiti, and lack of building and yard maintenance. [Source: New policy]
- EJ-8.2 The City (how will this be accomplished? working in conjunction with the San Joaquin Valley Air Pollution Control District and others? (added from AQ-P-11) shall encourage the rehabilitation of substandard housing conditions and preservation of affordability for dwellings owned/occupied by lower-income households in the Neighborhoods of Focus and in all four Quadrants where disadvantaged and lower-income populations reside. [Source: New policy]

Can this policy below be altered?

- HE-P 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 within the four Neighborhoods of Focus.
- EJ-8.3 The City shall review new development projects for natural surveillance design techniques and apply proven best practices in urban planning for crime reduction. [Source: New policy]

Visalia Clean up sites from California State Department of Toxic Substances Control - ENVIROSTOR.dtsa.ca.gov. -- Cortese List

Property	Size/APN	Address	Percentile	Past Use	toxic wastes found; impact on surrounding environment; continued review
Sites within the "Neighborhood of Focus"					
Goshen Ave and Rd Site	30 acres 6107001005	6941 and 6707 W Goshen	65-70%	Degreasng facility/indust. Machinery mfg/ metal	5/1/1986 - waste organic compounds dumped into dry wells. VOC -TCA, Dichloroethylene, cis, trans, PCE, TCE, impacted aquifer, soil, well. Groundwater extraction and treatment ongoing. Offsite contamination 1/4mi wide, 1 mile long; -imminent and Substantial Endangerment Determination and Order issued 4/1991. Final 2010
CalGas Visalia MGP Visalia Town Gas Land Use Restricted	1.75 acres 6107001302	300 N. Tipton	80-85%	1905 Natural gas Heat,Light,Power; to 1955 SCG; 1966 PacBell storage, maintenance	Manufacturing natural gas- Arsenic, Cyanide, Petroleum, Polynuclear Aromatic Hydrocarbons,Semi Volatile (82608 VOCs); 1988 soil contaminated PAHS, TPH; wells and vaults depth 45 ft; decontaminated 12/1990 substantial endangerment order issued 2/1991. Remedial action; Dead restriction issued -industrial/commercial capped with asphalt and concrete. View Covenant
Pole Storage Visalia SCE	16 acres 6107001302	432 N. Ben Maddox Way	80-85%	Manufacturing Lumber/wood products	7/11/1995- 1920-s-1980's electric utility pole treatment site treatment with creosote, PCP, PAHS, TPH-Diesel. Runoff contaminated aquifer water. 1976 cleanup extraction with subsurface grout curtain, soil removal. Now fenced access restricted with fencing. Listed as National Priority List. SCE dismantled the site in 1987.
Miller Dry Cleaning	1 acre 6107001200	110 N. Willis	85-90%	Dry Cleaning	Maintained on the Visalia Dry Cleaner Investigation
Visalia Dry Cleaning	1000 acres 6107001200	Central City Main & Church	85-90%	Dry Cleaning	8/4/2008-PCE, Vinyl chloride, affect aquifer for drinking water, soil, soil vapor, vapor, Regional PCE, GW Plume
Paragon Dry Cleaners	.5 acres 6107001200	119 S. Willis	85-90%	Dry Cleaning	10/31/2008-PCE, aquifer affected, soil, soil vapor, well for drinking water, groundwater contaminated-source unknown.
Former Webster Cleaners	5.24 acres 6107001006	4634 W Mineral King	60-65%	Dry Cleaning 1959-1975	9/1/2010 updated 9/1/2023- PCE, purchased by Cal Trans part of right of way of Rt 198 and surrounding property- soil sampling
Mission Uniform	.5 acres 6107001302	520 E. Mineral King	80-85%	Operating since late 70's - Prior to Dry Waste Water prior to releasing.	9/15/2008- PCE, TCE, samples 5 ft below surface 100,000 µg/m³ PCE. Current service treats

Sites NOT within the "Neighborhoods of Focus"

Kaweah Crop Duster/Green Acres Land Use restriction	20 Acres 6107001003	11378 Avenue 328 2530 W Goshen	70-75%	Pesticide crop duster airport	6/26/2009- Extracted and remediated evendicent of DDT, Toxaphene, dinoseb present in soil reused at Kaweah-Shannon and Ritchie Shop Site
Country Club Cleaners	.25 acres 6107001901	2000 W Whitendale APN-122-	50-55%	Dry Cleaner	8/3/2018-Freon 113, PCE, TCE. Aquifer for drinking water affected, indoor air, soil vapor, well for water (caused closure of CWS well #32 now capped with well head gac
One Hr MartiniZing	.5 acres 6107002002	1841 S. Mooney 1725 S. Mooney	70-75%	Dry Cleaner	1/17/2017-PCE, indoor air, soil, soil vapor, affected drinking water supply.
Millers Cleaning	1 acre 6107002003	2235 W. Whitendale	65-70%	Dry Cleaner	12/10/2015-PCE, detected in drinking water , indoor air, soil vapor; well for water CWS #32 capped with well head gac
1 Hr MartiniZing	.5 acres 6107001200	1841 S. Mooney	70-75%	Dry Cleaning	1/17/2017- PCE, aquifer for drinking water, indoor air, soil, soil vapor .
Former Village Cleaners	5 acres 6107002003	2615 S. Mooney	65%-70%	Dry Cleaning	8/3/2018- PCE, aquifer affected drinking water, indoor air, soil, soil vapor, detected CWS well #32. Transferred from RWQCB 1/2009 2000 S. Whitendale, 2615 S. Mooney, 2911 S. Mooney, 2235 W. Whitendale
Lamours Cleaners	.25 acres 6107002003	2911 S. Mooney	65-70%	Dry Cleaning	11/8/2010 - PCE, aquifer well used for drinking water, indoor air, soil, soil vapor,. Transferred from RWQCB 1/2009, potential source PCE in CWS well #32- sealed with wellhead treatment gac unit.

Abbreviations used:

PCE - Tetrachloroethylene
 TCE - Trichloroethylene
 TCA - 1,1,1 trichloroethane
 1,1,1,1 trichloroethane
 1,1-Dichloroethylene
 1,2-Dichloroethylene (cis)
 1,2-Dichloroethylene (trans)
 Tetrachloroethylene (PCE)
 Trichloroethylene (TCE)
 PAHs- polycyclic aromatic hydrocarbons
 CWS - California Water Service
 DTSC - Dept. of Toxic Substance Control
 Section 25356 Health & Safety Code
 RWQCB - Regional Water Quality Control Board

Volatile Organics (82608 VOCs)

1,1,1-Trichloroethane (TCA)
 1,1-Dichloroethylene
 1,2-Dichloroethylene (cis)
 1,2-Dichloroethylene (trans)
 Tetrachloroethylene (PCE)
 Trichloroethylene (TCE)

Environmental Justice

Drinking Water Contaminants

Public water systems in California have a high rate of compliance with drinking water standards set by the State. However, contaminants may still be introduced into the water system by a variety of sources including natural occurrence, accidental discharge, industrial release, and agricultural runoff. Exposure to contaminants in drinking water, even in small amounts, can have adverse health effects over time such as cancer and pulmonary issues.

CalEnviroScreen's Drinking Water Contaminants Indicator is a measure of a combination of contaminant data that takes into account the average concentrations of 16 contaminants and violations compared to other census tracts³.

North-West Visalia has a Drinking Water Contaminants Indicator percentile score of 78, making it the only Neighborhood of Focus with a Drinking Water Contaminants Indicator score that exceeds the 75th percentile threshold, as shown in Figure 9-17. Drinking Water Contaminant scores for other Neighborhoods of Focus ranged between 67 and 68. Table 9-14 shows the percentile scores for each contaminant and violation in the North-West Visalia census tract. The individual contaminants in North-West Visalia with the highest percentile score include 1,2,3 trichloropropene, nitrate, total coliform rule violations, and dibromochloropropene.

³ It should be noted that the CalEnviroScreen Drinking Water Contaminants Indicator does not indicate whether drinking water is safe to drink. For up-to-date drinking water compliance information, please visit calwater.com.

Common Drinking Water Contaminants in Visalia

The following drinking water contaminants have the highest percentile scores in the Visalia Neighborhoods of Focus out of the 16 contaminants and violations CalEnviroScreen 4.0 measures for its Drinking Water Contaminants Indicator.

1,2,3-Trichloropropene: A carcinogen typically found in agricultural regions where it is used as a soil fumigant. Health Concern: **cancer**

Nitrate: A chemical used in fertilizer that typically contaminates drinking water via agricultural and urban runoff and discharges from municipal wastewater treatment plants. Health Concern: **cancer**

Dibromochloropropene: A pesticide chemical used for as a fumigant in agriculture. Health Concern: **cancer**

Source: EWG, 2021

Table 9-14 North-West Visalia Drinking Water Contaminant and Violation Percentile Scores

Contaminant or Violation	Percentile
1,2,3-Trichloropropene (TCP)	92.1 ✓
Arsenic	32.63
Chromium, Hexavalent ?	61.63
Dibromochloropropene (DBCP)	87.32 ✓
Gross Alpha	45.11
Lead and Copper Rule (lead only)	34.39
Nitrate as N	89.11 ✓
Perchlorate	85.78
Tetrachloroethylene (PCE)	77.84
Total Coliform Rule (TCR) Violations	89.85
Total Trihalomethanes (THM)	6.87

Note: This table only contains percentiles for contaminants and violations with a percentile above 0.0.

Source: CalEnviroScreen 4.0, 2021

Chromium hexavalent –EPA has concluded that Cr(VI) is **carcinogenic**

Perchlorate – man-made contaminant in groundwater and soil oxidizer in solid fuel for rockets and missiles. Health issue: interferes with iodine uptake, production of thyroid hormones.

Tetrachloroethylene (PCE) – dry cleaning solution.

Health issue: kidney dysfunction, neurological effects, damage to reproductive systems in animals.

Total Coliform Rule (TCR) Violations – protects public health by maintaining a safe level of fecal and microbial contamination in public drinking water.

“For every 100 mL of drinking public water tested, no total coliforms of E. Coli should be detected.”