



Special Joint Meeting City of Visalia & Visalia Unified School District

October 23, 2025

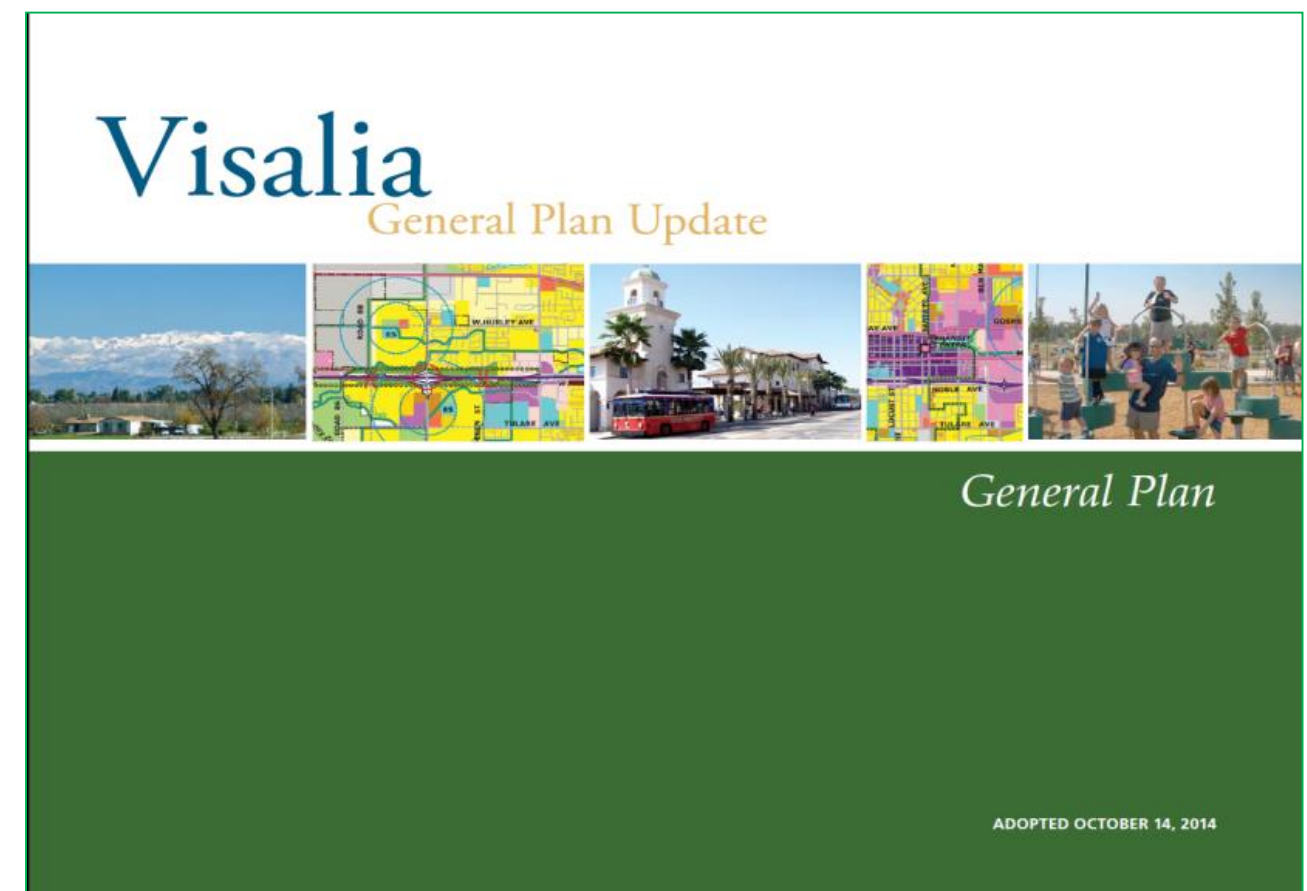
Future General Plan Update - City of Visalia



What is Planning?



- “The process by which public agencies (mostly local governments) determine the intensity and geographical arrangements of various land uses in a community” (Fulton, William Guide to California Planning. 1999)
- Put simply , *“planning is the process by which our society decides what gets built where.”* (Fulton, William Guide to California Planning. 1999)



What is the General Plan



- Purpose is to establish a long-range vision for how a community will develop over time.
- Current General Plan, adopted 2014, provides an outlook to 2030 for growth.
- Anticipated buildout of the General Plan seeks to accommodate a population of approximately 210,000.
- Number of housing units anticipated at full buildout: 76,100 units
- Current City Limits encompasses approx. 40 sq. miles.
- Total Acreage in City Limits: 25,615 ac.
- If fully built out, encompass approx. 66,640 ac.

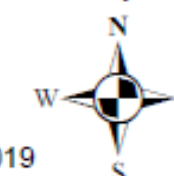




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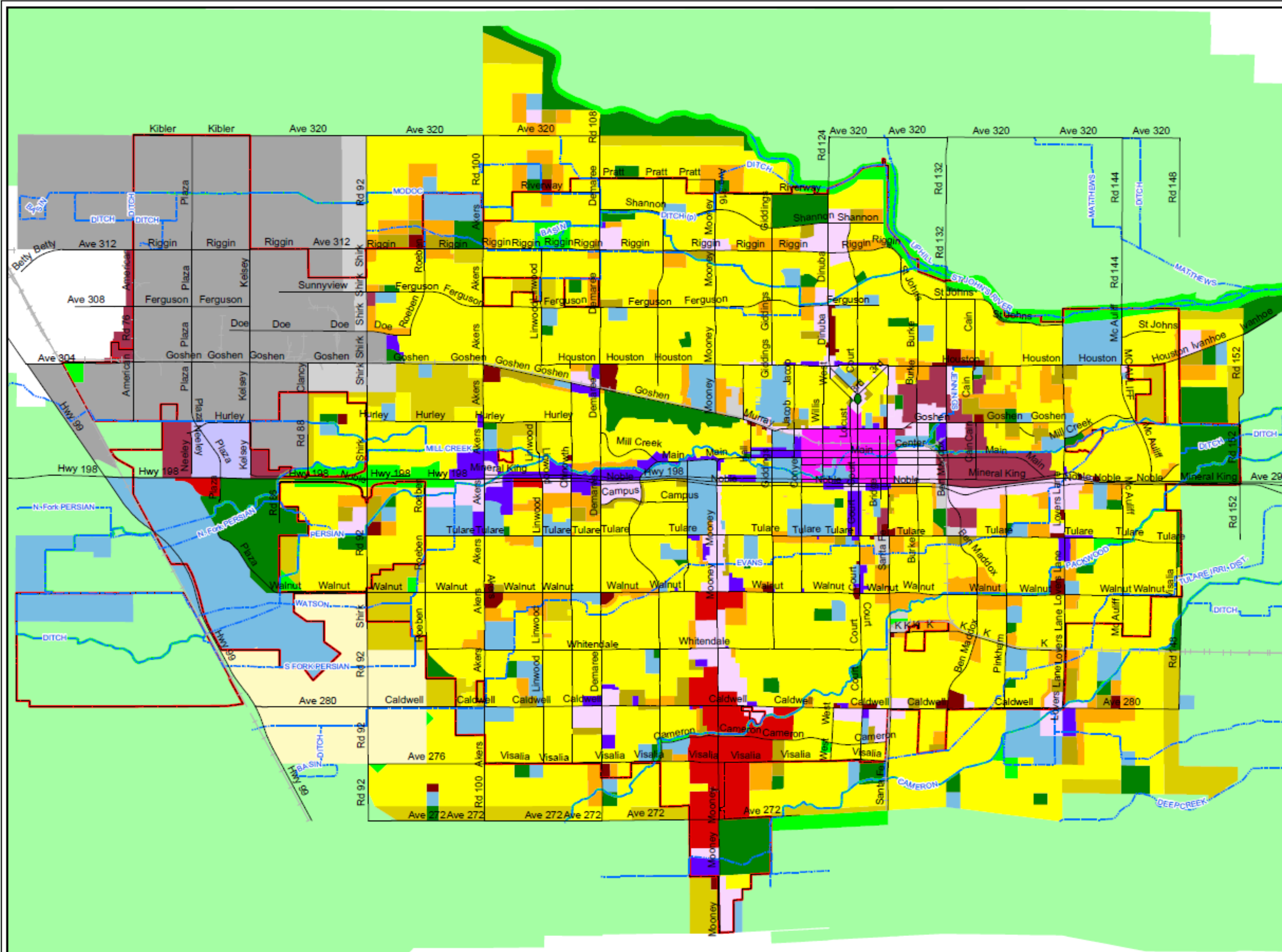
City of Visalia General Plan Land Use Map

- Major Streets
- Railroad
- Waterways
- City Limits
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density



November 7, 2019

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Where are we at today?

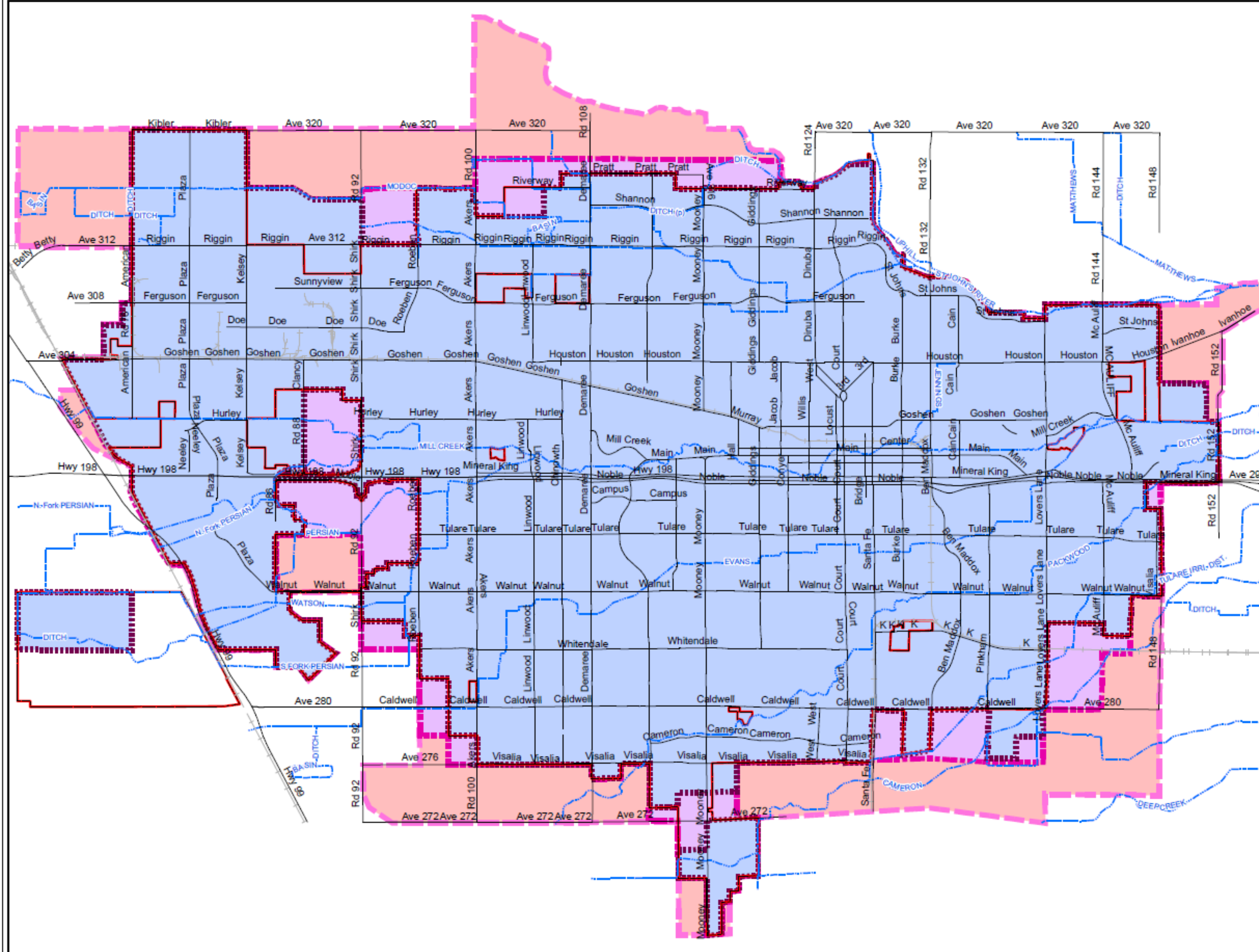


- The City has used growth management tiers to manage growth through adoption of “Growth Boundary Tiers” (i.e., Tiers I, II, and III).
- City is permitting development in Tiers II for both commercial and residential development.
- Residential permits issued in Tiers I & II since adoption (2010) is 7,061 permits.
- Residential Tier III Development Boundary achieved only when 12,800 units are issued between Tiers I and II (LU-P-21).



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City of Visalia Growth Tier Map

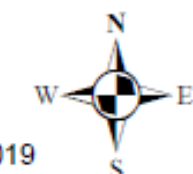


- Major Streets
- Railroad
- Waterways
- City Limits

Urban Growth Development Tiers

Tiers

- Urban Development Boundary Tier 1
- Urban Development Boundary Tier 2
- Urban Growth Boundary Tier 3



November 7, 2019

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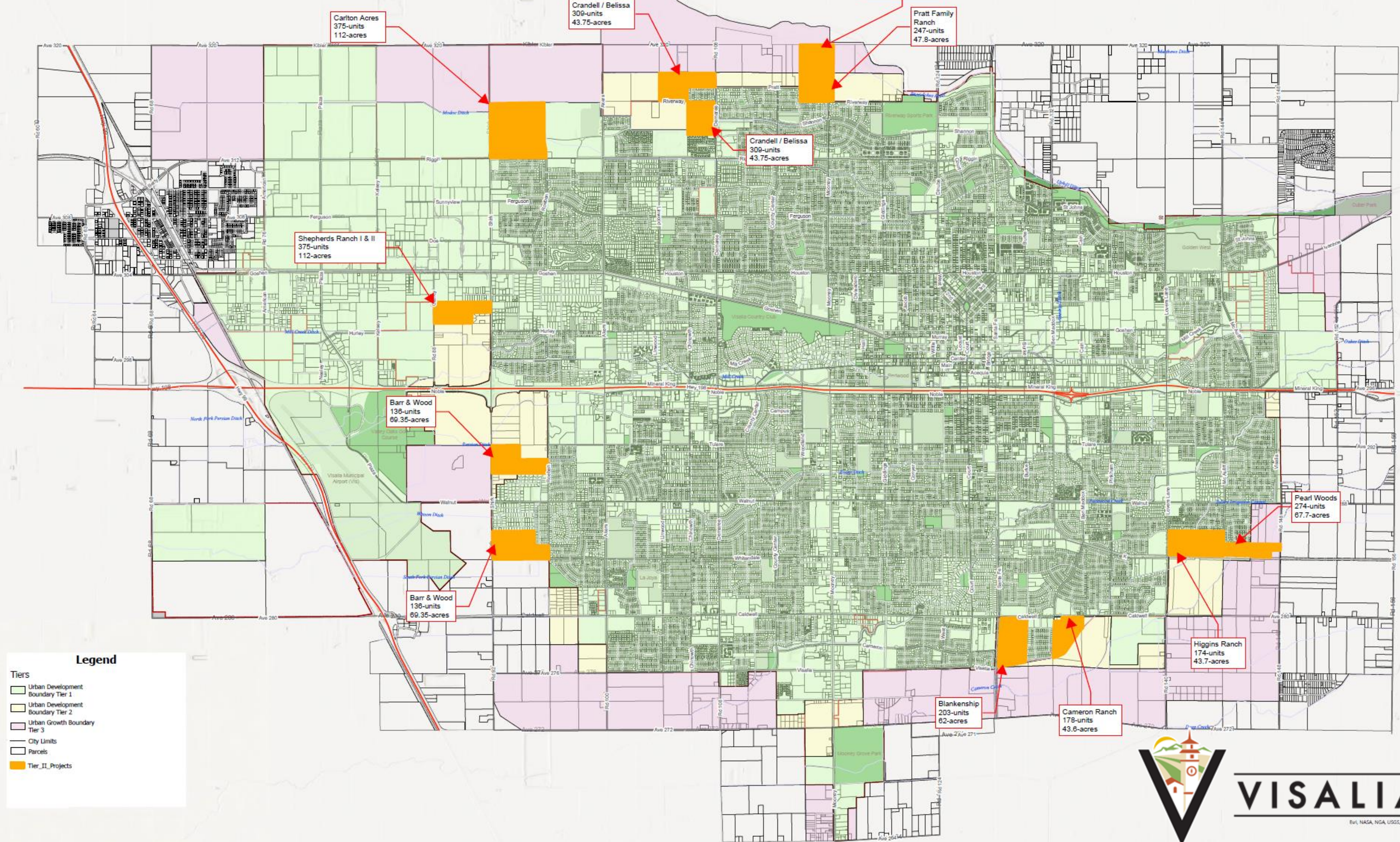


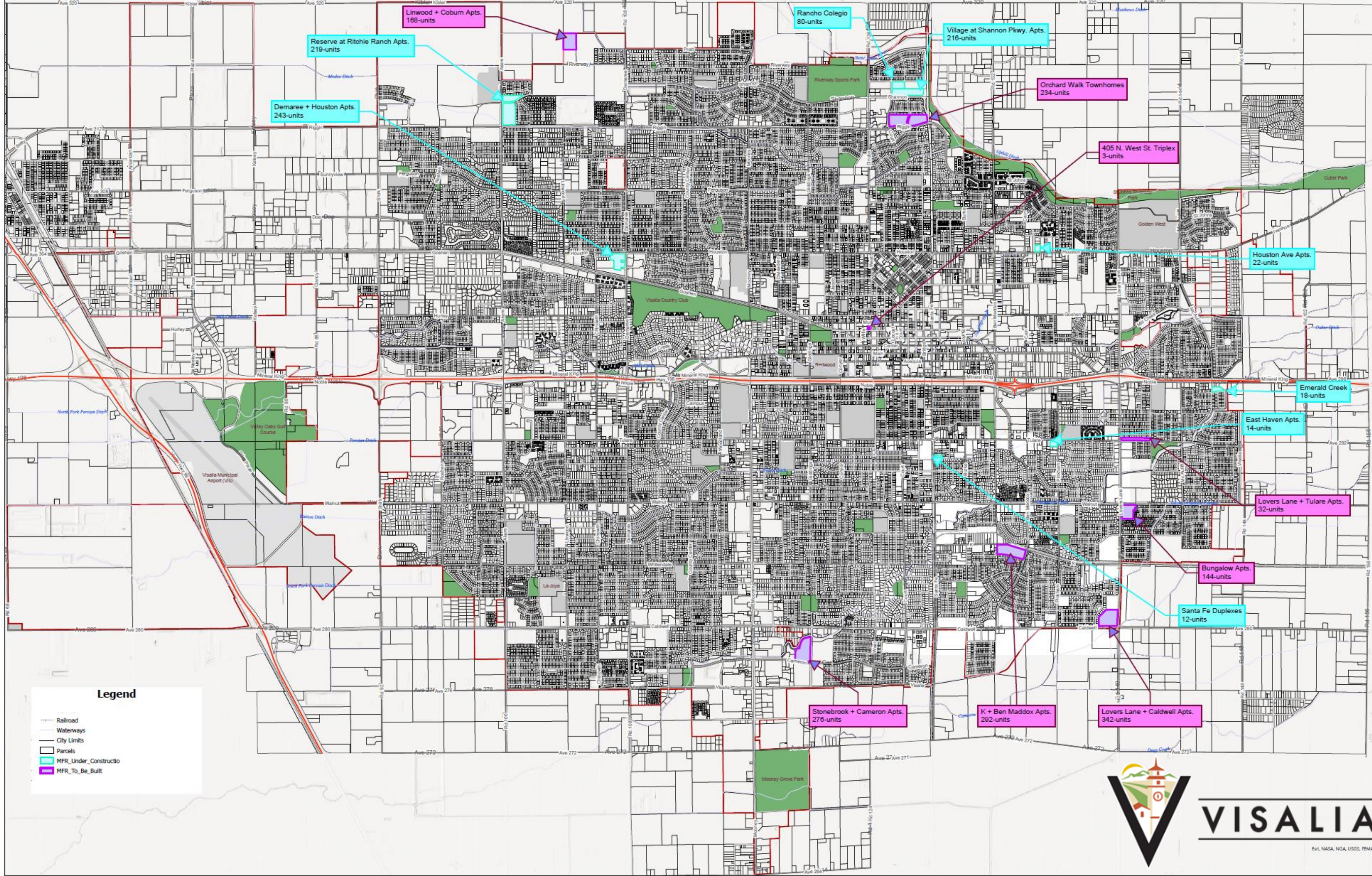
Where are we at today?



- 8,873 permits for residential units issued through Sep. 2025.
- There are still 3,927 permits that must be issued before the Tier III threshold is satisfied for residential.
- Since 2010, the city has averaged issuance of ± 500 units (SFR and MFR combined) per year.
- Based on this average, Visalia is on track to achieve threshold metric of 12,800 units issued in approximately 7.14 years.
- There are approved projects that are sufficient to achieve the Tier III threshold much sooner.

EXHIBIT "A" - Tier II Projects





VISALIA

Env, NASA, NOAA, USGS, FEMA

Why Update Now?



- GP is nearing its development horizon (2030).
- Start setting foundation for future growth & growth areas.
- Update will help to ensure community values are maintained.
- Address new emerging trends both at local and state levels.
- Reflect community vision based on changes to demographics, land use patterns, and how the community grows (horizontal vs. vertical).



Why Update Now?



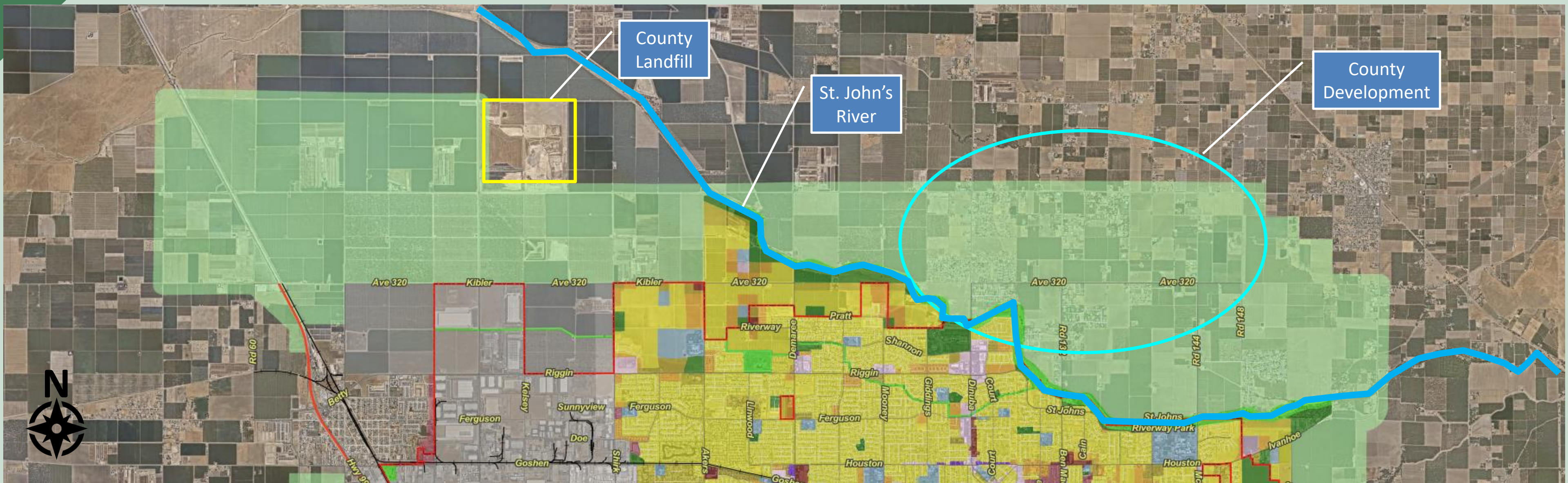
- State law requires GPs to remain “current” and internally consistent.
- Since last update, numerous state housing, climate, transportation, and equity laws have been enacted that require policy alignment.
- Local priorities, such as housing affordability / availability, infrastructure resilience, etc., warrant reexamination.

Potential Key Focus Areas?

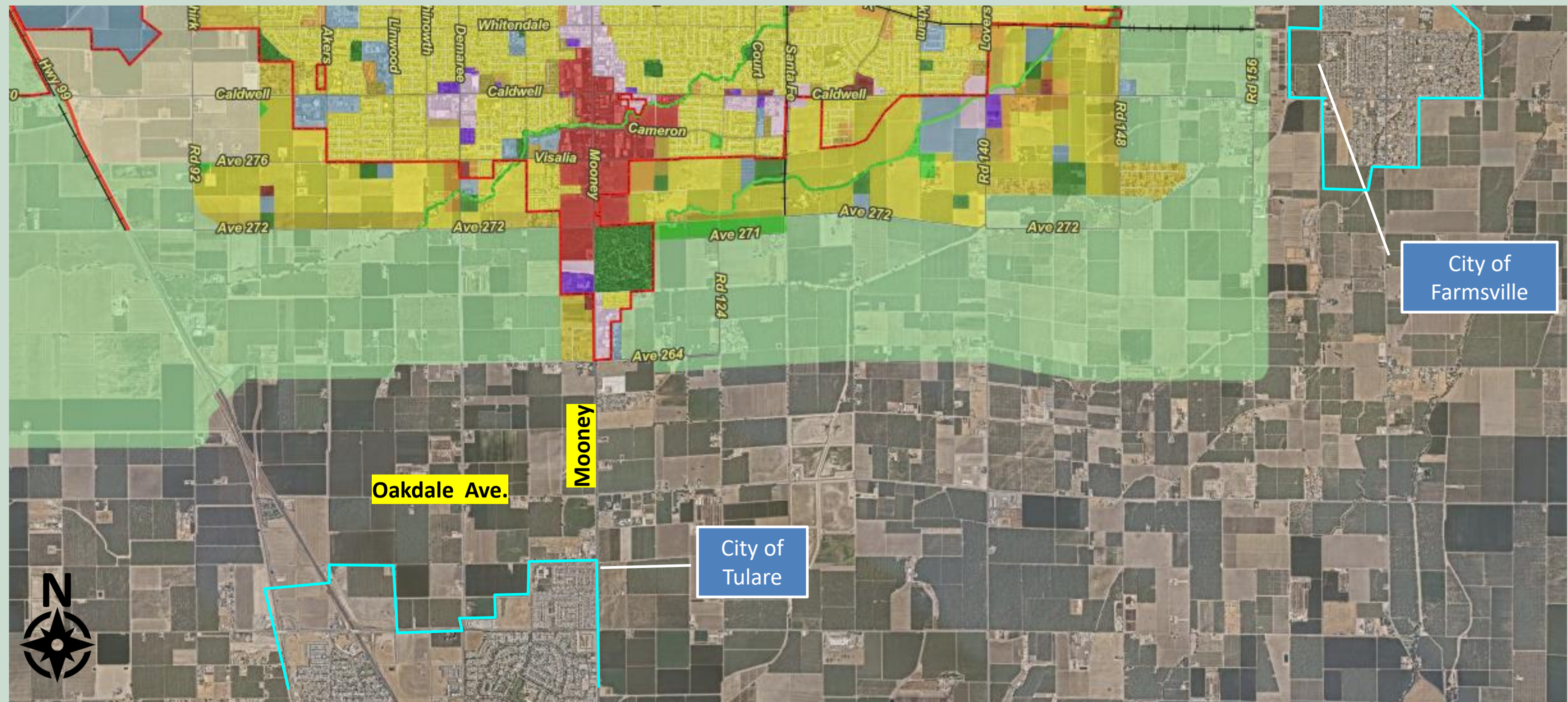


- **Growth Management** – Balance urban expansion (where do we grow).
- **Housing & Affordability** – Expand housing options, encourage infill, remove barriers to housing, meet RHNA.
- **Infrastructure & Services** – Plan for water, wastewater, and energy needs.
- **Climate Resilience** – Reduce GHG emissions, adapt to drought, heat, and other environmental factors.
- **Mobility & Connectivity** – Cont. to support walking, biking, and transit needs.
- **Economic Vitality** – Attract jobs, support local business, plan for clean tech.

Where to grow?



Where to grow?



Where to grow?



What are the desired outcomes?



- Inclusive, transparent process through community engagement.
- Alignment with state laws and regional plans.
- Clear policy framework for future development.
- Improved CEQA streamlining and implementation tools.
- Strong links between land use, housing, mobility, and climate action.
- Identifying community needs that are non-negotiable.
- Shape how we grow, move, and thrive over the next two decades – ensuring a prosperous future for our community.

Next Steps & Key Dates



- Update process to begin next Fiscal Year (July 2026).
- Staff will be developing an RFP to seek a qualified consultant(s) to facilitate in this process.
- How to be engaged and informed – Contact Planning staff @ planning@visalia.gov for further updates.



QUESTIONS