



City of Visalia

City Council

Monday, February 3, 2025

Industrial Land Inventory Analysis

Industrial Land Inventory Analysis

- Due to amount of industrial development interest and speed in which land was being developed, CIP #CP0536 was funded to conduct an analysis to see where the next phase of available industrial sites should be located
- Staff issued an RFP to hire a consultant to prepare an Industrial Land Inventory Analysis (ILIA)
- 4Creeks was selected as the vendor to prepare the ILIA

Industrial Land Inventory Analysis: Major Findings

- The current market conditions for industrial facility space in Visalia reflect a tight and competitive environment, with a vacancy rate of only 1.6%
- A healthier vacancy rate is closer to 5 – 6%
- This demonstrates a shortage of “readily” available industrial space

Industrial Land Inventory Analysis: Major Findings

Strategic opportunities include:

- Visalia's strategic geographic location in the center of the state along major transportation corridors
- Presence of several logistics providers enabling companies to get goods to consumers across CA overnight
- Visalia's pro-business environment, streamlined processes, and competitive costs make the City a very attractive location for industrial investment

Industrial Land Inventory Analysis: Major Findings

Various growth scenarios project additional space requirements by 2033, with potential needs ranging from 600,000 to 6.4 million SF depending on economy:

- Low Job Growth Scenario:
 - Based on projected industrial job growth rate of 0.6%
 - City = 600,000–1.6 mil SF, County = 1.5–4.1 mil SF
- Historical Growth Scenario:
 - Based on past industrial SF growth trend = 3.9 mil SF
- High Job Growth Scenario:
 - EDD projection is annual growth of 4% = 6.4 mil SF

Industrial Land Inventory Analysis: Major Findings

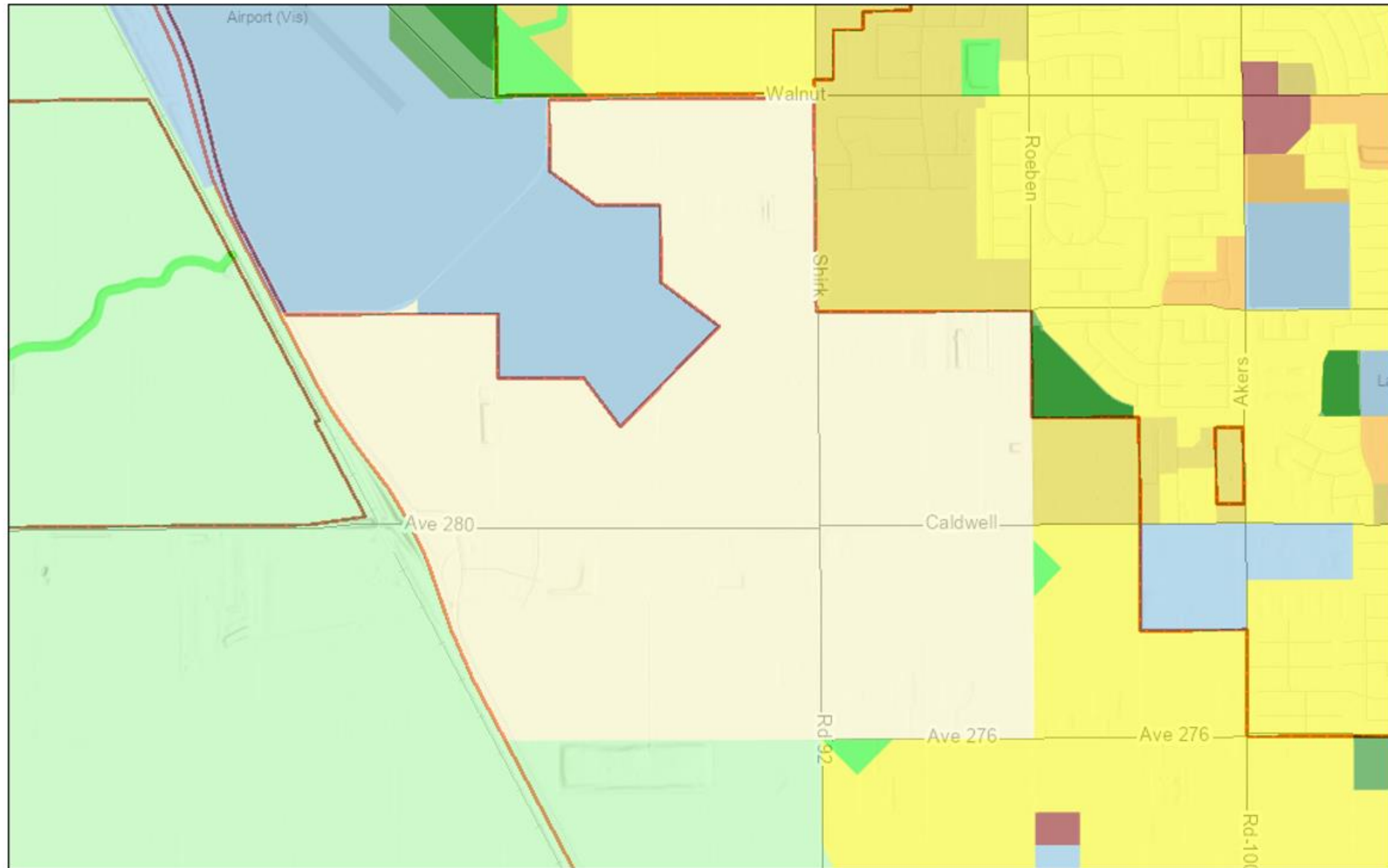
Our key challenges include:

- Maintaining an adequate labor supply which includes labor skills and housing supply
- State and federal regulatory factors that present hurdles for industrial growth
- Ensuring adequate infrastructure such as power, water, and sewer

Industrial Land Inventory Analysis: Recommendations

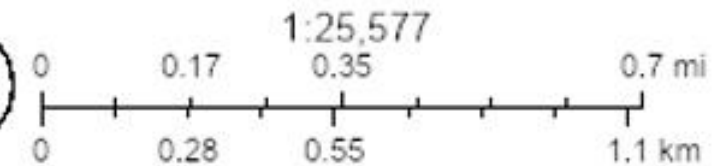
1. Designate additional industrial land: 405 acres within the Reserve area
 - Reserve area is particularly suitable for this designation due to its proximity to the SR 99 Caldwell interchange
 - Also, the site's proximity to the airport provides a unique opportunity for specialized manufacturing or uses that benefit from air freight services

City of Visalia Reserve Area



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|------------------|-------------------------|--------------------------|------------------------------|
| Road Centerlines | Conservation | Parks/Recreation | Residential Low Density |
| Parcels | Commercial Neighborhood | Reserve | Residential Medium Density |
| General Plan | Public Institutional | Residential High Density | Residential Very Low Density |
| Agriculture | | | |



Esri, NASA, NGA, USGS, FEMA

Industrial Land Inventory Analysis: Recommendations

2. Expand utilities: Extend water, sewer, and stormwater lines to the Reserve area to support the newly designated industrial land

3. Expand Shirk Road: Fully build out Shirk Road to its ultimate Right-of-Way from Caldwell Avenue to SR 198

- This expansion will support and accelerate industrial development in the reclassified Reserve area by improving transportation connectivity

Industrial Land Inventory Analysis: Recommendations

4. Develop more renewable energy: Establish a solar facility west of SR 99 near the wastewater treatment plant to increase power generation capacity and support additional industrial development

Industrial Land Inventory Analysis: Recommendations

5. Develop more housing: Designate additional land for residential use to accommodate the projected increase in the workforce needed for industrial growth

- Ensuring an adequate supply of housing is essential to maintaining a stable labor force and preventing labor shortages from hindering industrial development
- Suitable areas for residential development include portions of the Reserve area that do not overlap with airport safety zones and other areas within the City's Sphere of Influence

Industrial Land Inventory Analysis: Recommendations

6. Permit medical uses in the Business Research Park zone:

- The ILIA also assessed BRP zoning and suggests expanding allowable uses within the zone to include a broader range of medical offices, healthcare-related research facilities, pharmaceutical and biomedical labs, or support services for medical offices
- Doing so would support the growing healthcare sector and provide greater access to healthcare services for the community, while encouraging development in the zone

Industrial Land Inventory Analysis: Next Steps

Given these recommendations, and in particular Recommendation No. 1, staff recommends a discussion and thorough overview of the Reserve area occur at the City Council's next scheduled meeting to discuss the possibility of directing staff to begin the process of establishing land use designations for the Reserve area.

Staff Recommendation

Staff recommends the City Council receive the Industrial Land Inventory Analysis report and presentation and take public comments on the item.

Based on information and recommendations noted in the Industrial Land Inventory Analysis, staff will provide the City Council with a work session item at the Council's next scheduled meeting to further discuss potential direction on proceeding with the recommendations.



Comments/Questions

City of Visalia – Planning Division