

Operational Statement for
Shirk & Riggan Industrial Park
APN's: 077-840-004, 077-840-005, 077-840-006

Project Overview:

The Shirk & Riggan Industrial Park will be located in central California on the northern edge of the City of Visalia. The project will provide for a mix of industrial and commercial uses within the western entry to the City. The Project is situated just north of the existing Visalia City Limits, at the northwest corner of Shirk Street and Riggan Avenue. The City of Visalia General Plan designates the site as Industrial and Light Industrial. The City of Visalia's General Plan and Zoning Ordinance intend industrial land use areas be used to provide appropriate industrial areas to accommodate enterprises engaged in manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. The Zoning Ordinance provides development standards for projects in the Industrial zones, including a maximum building height of 75 feet, minimum site area of 5 acres, and building setbacks ranging from 0-20 feet depending on adjacent land uses. The Project includes annexation of the project into the City Limits, as well as a Master Conditional Use Permit to allow the proposed convenience store (with drive thru) and drive thru restaurant, and for a reduction in minimum parcel size from the City standard. It is proposed that the Master CUP apply to all parcels involved in the Project.

Entitlements:

The Shirk and Riggan Industrial Park will require the following entitlements:

- Annexation 2024-03: to annex +/- 280 acres of property located within the City's Sphere of Influence into City Limits; upon annexation the property will be zone Industrial (I) and Light Industrial (I-L) which is consistent with the General Plan Land Use Designation.
- Tentative Parcel Map 2024-08: to subdivide +/-208 acres into 13 total lots, varying in size
- Conditional Use Permit 2024-26: to allow a planned development that includes the creation of lots without public street frontage, reduces minimum lot sizes, and allows the development of a quick serve restaurant (QSR) with drive-thru, a convenience store with drive-thru, and car wash.

Proposed Uses:

Proposed Uses within the Shirk & Riggan Industrial Park include warehouses, a drive-thru restaurant, a convenience store with a drive thru, a car wash, and other uses permitted within the City of Visalia Industrial Zone. A separate Conditional Use Permit will be required if additional non-permitted uses are proposed in the future.

Light Industrial

Lots 9, 10, 11, 12, and 13 will be zoned Light Industrial consistent with the land use designation of the Planned Land Use Map.

It is anticipated, and conceptually shown on the site plan, Lots 9 and 10 will develop with light industrial uses, such as light Manufacturing/Assembling (Lot 9) and self/mini storage (Lot 10). Both uses are permitted by right in the I-L zone district subject to the development standards outlined in Section 17.22.060 of the Visalia Municipal Code.

Lots 11, 12, and 13 are anticipated to be developed by uses that are permitted subject to a conditional use permit, as addressed by CUP 2024-26. Lot 11 is anticipated to be developed as a convenience store of 7,000 square feet or less. Lot 12 is anticipated to be developed with an automated car wash with drive thru. Lot 13 is anticipated to be developed with two pads, each with drive-thrus. Although no end-users or tenants have been identified, these uses are assumed to operate similarly to other uses of the same kind. Additionally, these uses will be required to comply with all the development standards outlined in Section 17.22.060 of the Visalia Municipal Code, as well as any applicable special use standards.

Industrial

Lots 1,2,3,4,5,6,7, and 8 will be zoned Industrial, consistent with the land use designation of the Planned Land Use Map.

Each of these lots is anticipated to develop with a use that is permitted by right pursuant to Section 17.25.030 and Table 17.25.030, generally warehousing uses.

Each lot will be subject to site plan review at the time of development. Any use outside of these parameters will be required to obtain any additional entitlements that may be applicable.

Planned Development:

As part of the CUP 2024-26, the project is requesting a planned development to allow a reduction in lot sizes to facilitate the Shirk and Riggins Industrial Park as proposed, as well as allow for the creation of lots without direct access to public streets. However, it is important to note that a reciprocal access easement will be obtained for pedestrian and vehicular traffic for the shared internal circulation system and driveways.

Visalia Municipal Code Section 17.22.060 (A) requires that lots within both the I-L and I zones be a minimum of five (5) acres, or 217,800 square feet. The following table outlines the lots that require a reduction in minimum size and do not have direct access to a public roadway.

Lot #	Square Footage	Meets Minimum Lot Size Requirements (217,800 sf)	Public Street Frontage
1	2,400,582	Yes	Yes
2	2,587,224	Yes	Yes
3	577,608	Yes	Yes
4	640,651	Yes	Yes
5	617,166	Yes	Yes
6	1,588,310	Yes	No
7	1,602,741	Yes	No
8	351,109	Yes	Yes
9	411,575	Yes	Yes
10	411,273	Yes	Yes
11	149,580	No	Yes
12	102,397	No	Yes
13	76,412	No	Yes

Parking Calculations:

Section 17.34.020 of the City of Visalia Municipal Code requires the following number of spaces for each applicable use within the Shirk and Riggins Industrial Park:

Industrial (Parcels 9 and 10): Manufacturing plants and other industrial uses require one parking space for each employee during the shift of maximum employment, plus one space for each vehicle used in conjunction with the use. The “Manufacturing plants and other industrial uses” parking designation was used because the light industrial uses are anticipated for self-storage, which are not high parking generating uses. While self-storage does not really fit this definition because such uses are generally minimally staffed, this definition is being utilized as there is no other definition that fits the requirements.

The U.S. Energy Information Administration provides employment data, including median square feet per worker. Pursuant to the latest data table that was released in September 2021 and revised in December 2022, the mean square foot per worker for warehouse and storage uses is 2,222.

The total square footage of Parcel 9 is 95,499 which results in a total of 42.98 parking spaces, or 43 parking spaces.

The total square footage of Parcel 10 is 133,000 which results in a total of 59.32 parking spaces, or 60 parking spaces.

Convenience Store (Parcel 11): The convenience store use will utilize the “General Retail Store” use classification, which requires 1 parking space for every 300 square feet. At 6,300 square feet, the total required parking spaces is 21. The drive-thru for the convenience store will be associated with a branded QSR whose end user is not known at this time. Since it is

associated with the convenience store, it is not anticipated that there will be significant dine-in operations, nor will the QSR be a high volume drive thru since those require stand alone shell buildings.

Car Wash (Parcel 12): The car wash use will utilize the “Commercial Service Establishment” use classification, which requires 1 parking space for every 500 square feet. At 6,580 square feet, the total required parking spaces is 13.

Restaurant with Drive-thru (Parcel 13): The restaurant with drive-thru use will utilize the “Restaurant” use classification, which requires 1 parking space for every 150 square feet. At 5,185 square feet, the total required parking spaces for is 34.6, or 35 parking stalls. There is no end user at this time, and as such, the CUP is requested to be processed assuming there may be a 24-hour drive thru, though we can’t confirm at this time.

Warehousing/Industrial (Parcels 1-8): Utilizing the “Manufacturing plants and other industrial uses”, the employment density is estimated to be 1,500 square feet per employee, because these uses are generally a higher employment generating use. Because the sum of heavy industrial building space is 3,474,650 square feet, it is estimated that there will be approximately 2,316 employees.

The table below summarizes the parking requirements, and the number of stalls provided for each use and parcel.

Land Use	Building Area (SF)	Parking Requirements		Parking Required (# Spaces)	Parking Proposed (# Spaces)
		SF / Employee	Spaces / Building Area		
Industrial (Parcels 1-8)	3,474,650	1500	N/A	2,317	3,482
Light Industrial/Flex Industrial (Parcel 9)	95,499	2,222	N/A	43	298
Self-Storage (Parcel 10)	133,000	2,222	N/A	60	41+32 trailer parking stalls 73
C-Store (Parcel 11)	6,300	N/A	1 space/300 SF	21	16 + 12 spaces at fuel pumps 28
Car Wash (Parcel 12)	6,580	N/A	1 Space/500 SF	13	65
Drive-Thru Restaurant (Parcel 13)	5,185	N/A	1 space/150 SF	35	37
TOTAL				2,489	3,983