



City of Visalia

City Council

Tuesday, February 18, 2025

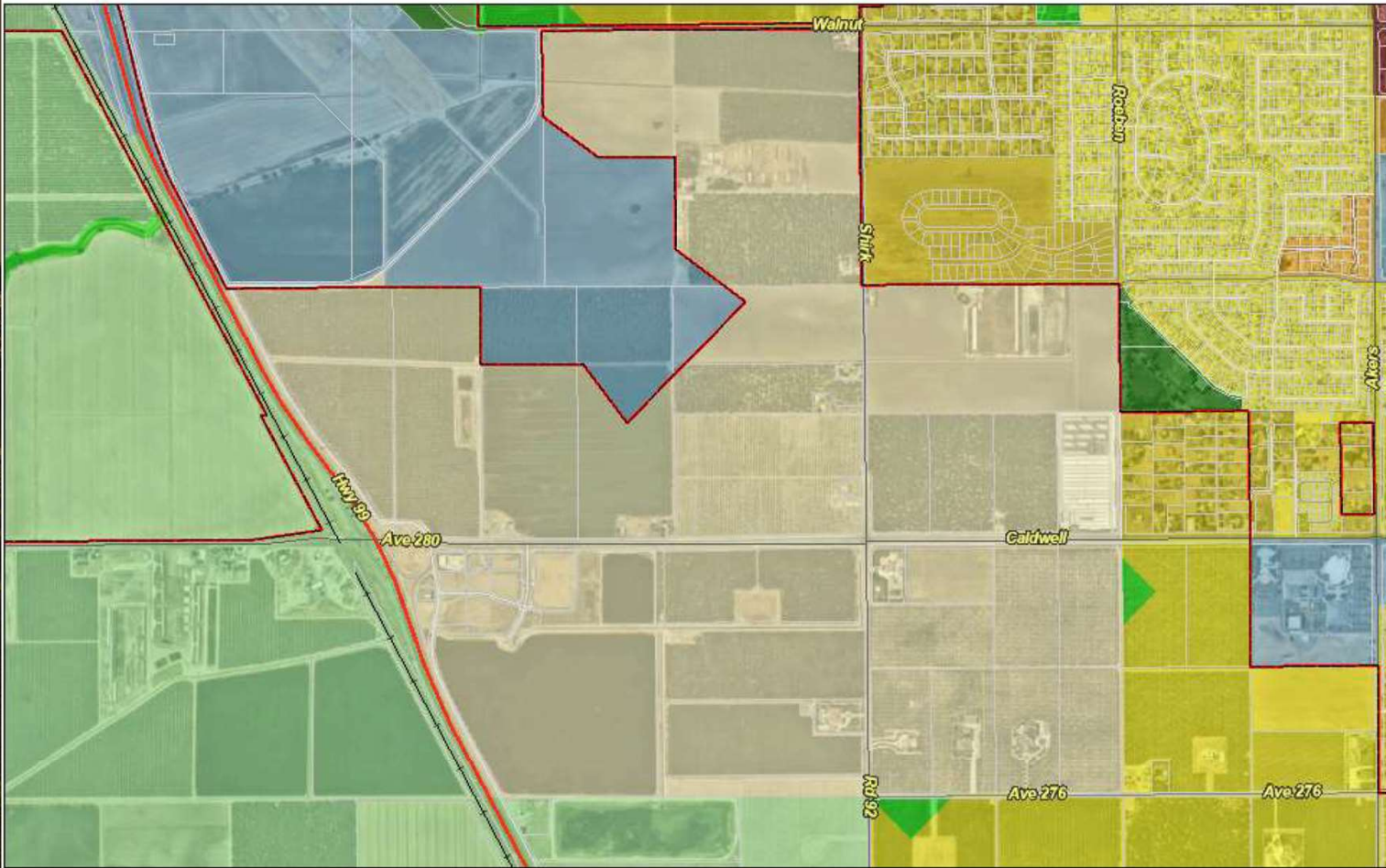
Reserve Area Discussion



Reserve Area

- At the February 3rd City Council meeting, staff presented the results of the Industrial Land Inventory Analysis (ILIA).
- Recommendation No. 1 was to designate 405 acres of additional industrial land within the Reserve area.
- This presentation is to discuss potential direction on proceeding with the recommendations, including specifically next steps pertaining to the Reserve area.

Reserve Area



2/7/2025, 3:19:31 PM

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

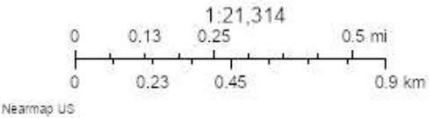
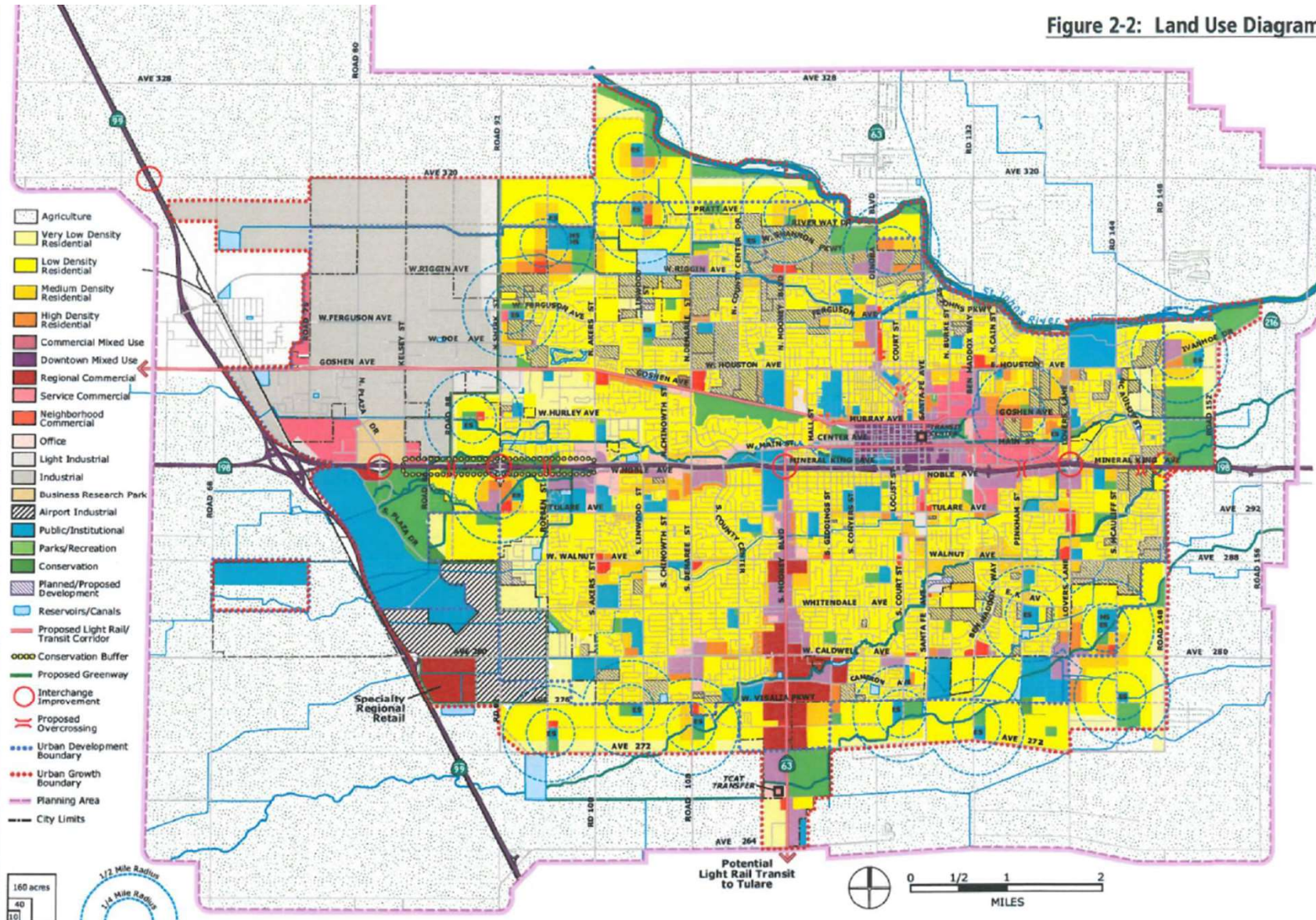
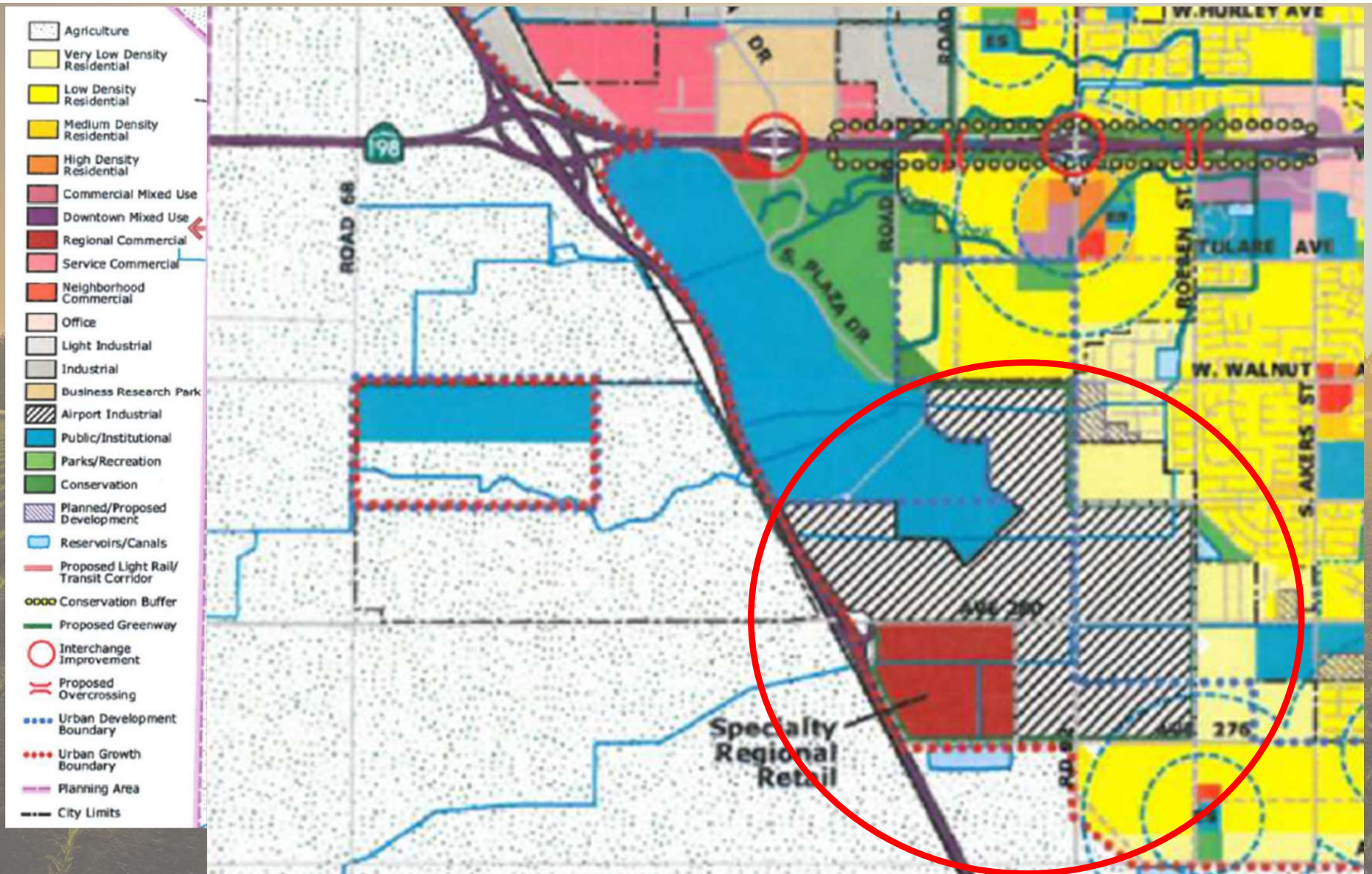


Figure 2-2: Land Use Diagram







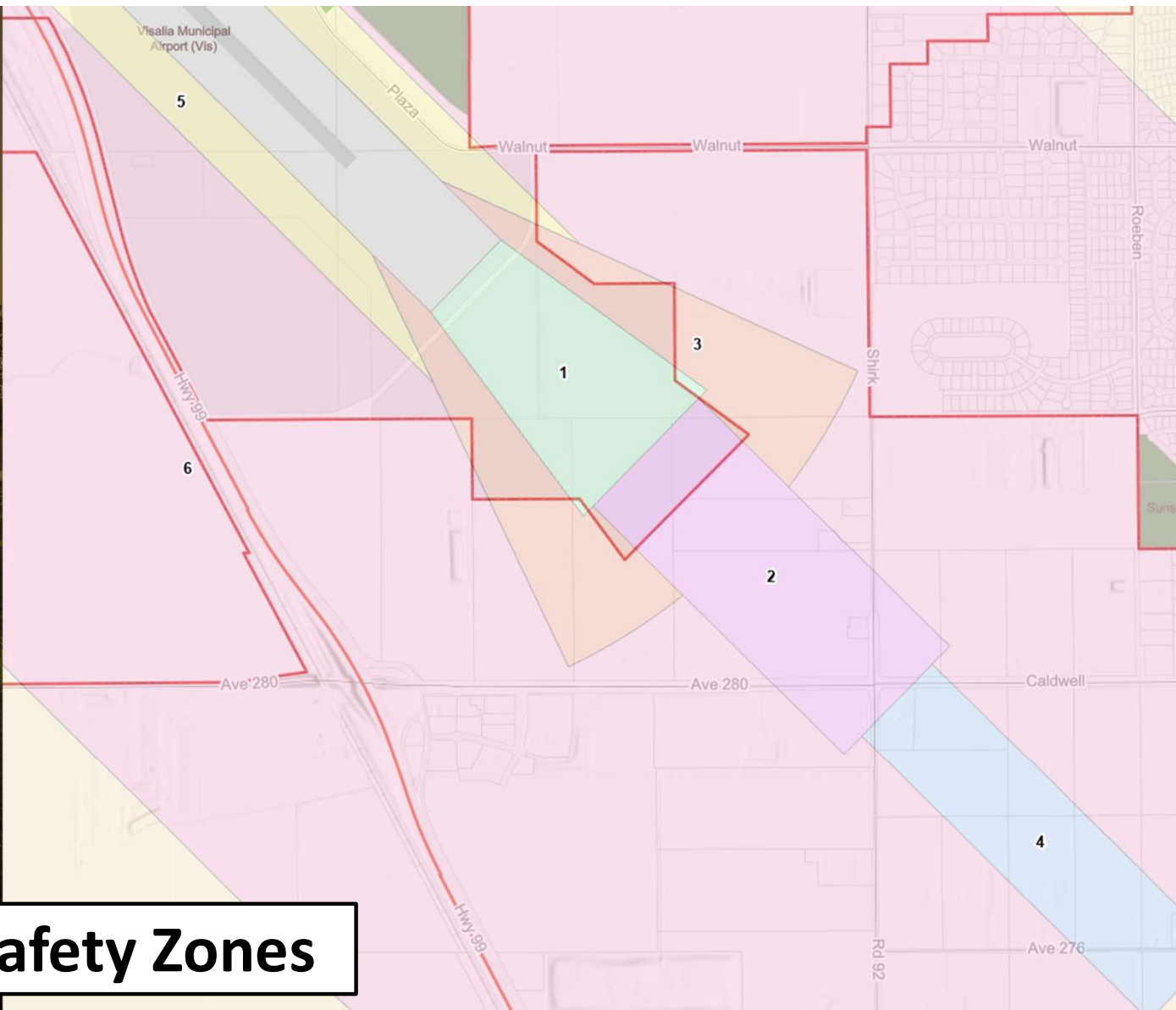
Reserve Area: LU-P-33

- Designate land areas for future development to be considered (if at all) under separate criteria from Citywide growth under Policy LU-P-19 (Urban Boundaries).
- These areas shall be designated for “reserve” and remain in agricultural zoning until a later date.
- These areas may be re-designated and pre-zoned for an appropriate urban use upon the following findings as detailed in LU-P-33.



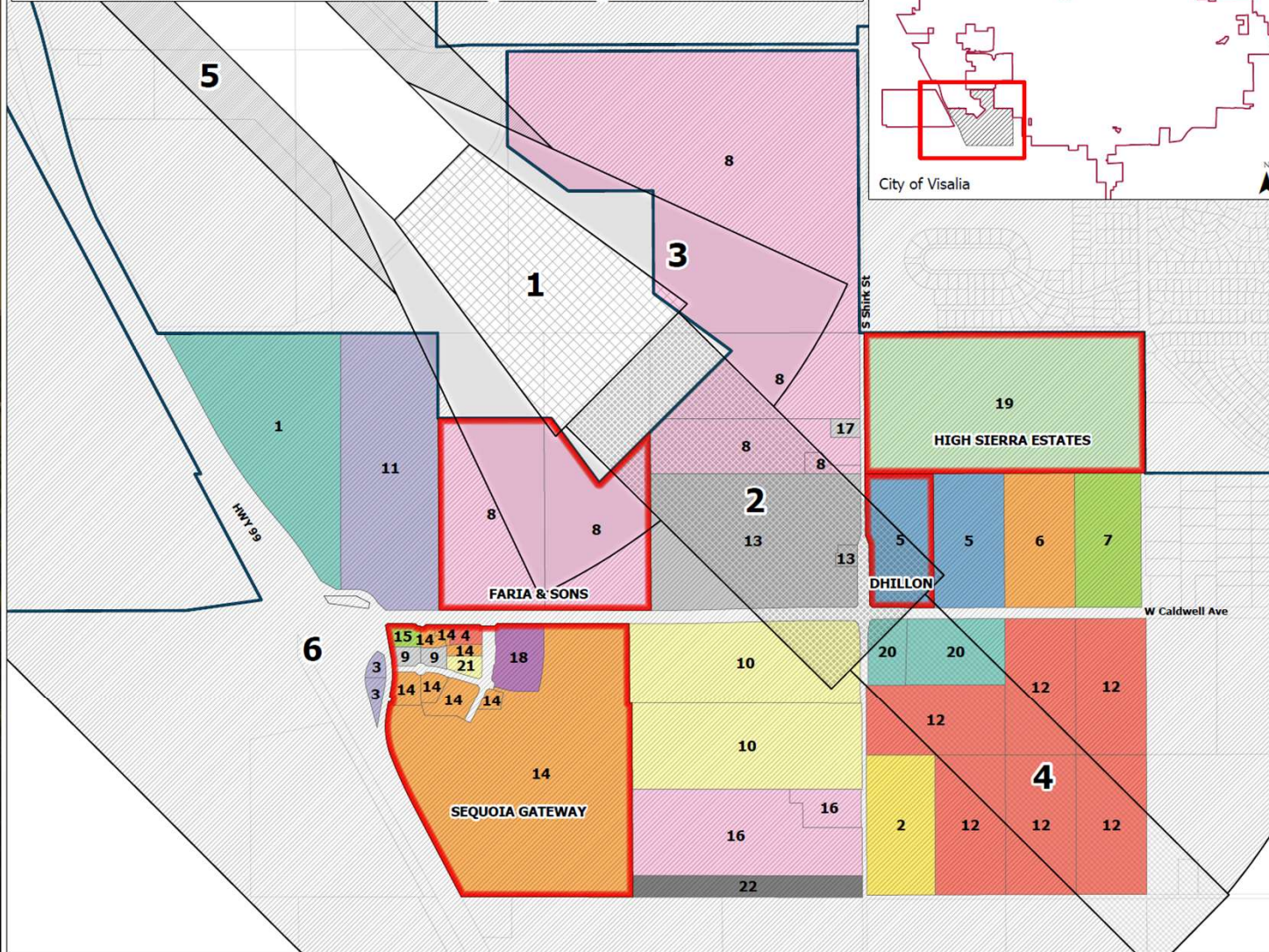
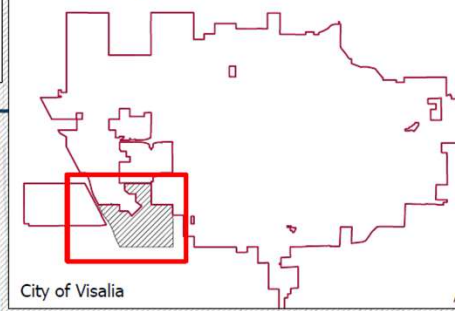
Reserve Area: LU-P-33

1. The proposed uses and intensity of development are consistent with all applicable policies and constraints of Visalia AMP.
2. Property is adequately served or will be adequately served by public facilities.
3. Properties located within the previous development boundary or under the land use designation being proposed within the area are already being developed.
4. Properties are determined to provide a significant social economic benefit to the community.
5. Determined to be a Community-level need for the proposed use.



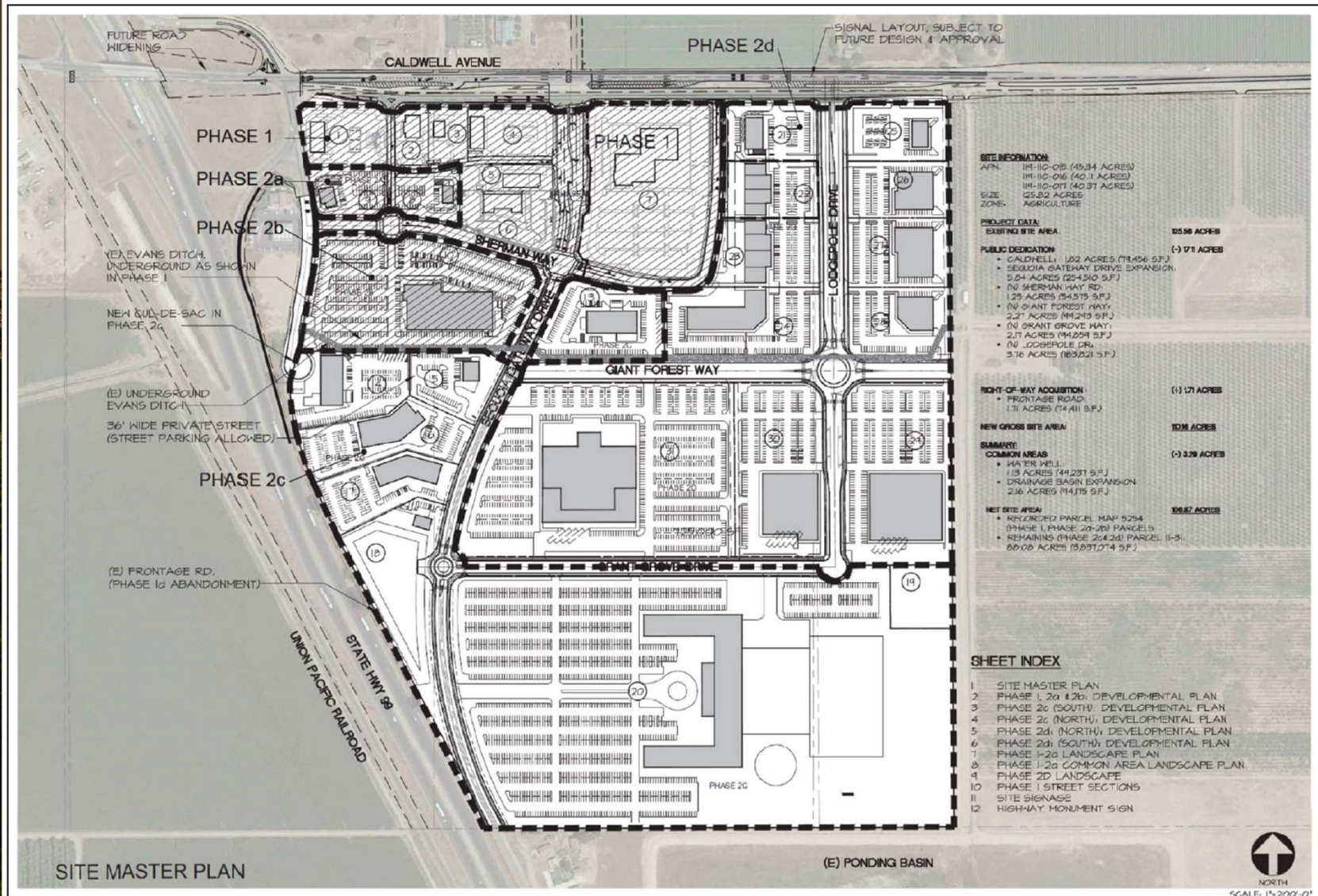
Airport Safety Zones

Reserve Area Property Owners



PARCEL OWNERS

1	BLACKWELL KEVIN
2	BRAR PARMINDER S & ROOPINDER K (TR)
3	CLC IN AND OUT FOOD MART
4	DAFFODILS LLC
5	DHILLON
6	ENTRUST GROUP
7	EQUITYBAK LP
8	FARIA
9	LEE REAL ESTATE INVESTMENTS
10	MARROQUIN GILBERT
11	PURYEAR KENNETH L (TR)
12	RIEZEBOS
13	SARAN RAJINDER S & INDERJIT K (TR)
14	SEQUOIA GATEWAY LLC
15	SINGH PETER & KIRAN
16	TOOR SANTOKH S & ARPINDER K (TR)
17	VALERO RITO (TRS)
18	VALLEY CHILDRENS MED GROUP
19	VANDER WEERD INVESTMENTS
20	WARAICH JASDEEP (TR)
21	WATROUS DANIEL A & VALERIE (TRS)
22	BAKKER DAVID L & ARLENE M (TRS) (FAM RV TR)
1	4
2	5
3	6
	COUNTY PROJECTS



FARIA CONCEPTUAL SITE PLAN

LOCATED IN THE SE 1/4 OF SW 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MDBAM, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

SITE DATA:

APN:	119-021-036
TOTAL APN AREA:	119-021-034
TOTAL SITE AREA:	75.05 AC. ±
EXISTING ZONING:	35.52 AC. (GROSS) ±
PROPOSED ZONING:	AE-20 (COUNTY)
EXISTING USE:	C-2 (GENERAL COMMERCIAL)
PROPOSED USE:	VACANT
GENERAL PLAN DESIGNATION:	COMMERCIAL
AIRPORT SAFETY ZONE:	3
FLOOD ZONE:	AE and X
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED

LAND USE TOTALS

COMMERCIAL	207,930 SF ±	
OFFICE	68,400 SF ±	
HOTEL	59700 SF ±	80-100 ROOMS

EXTEND STORM DRAINS TO EXISTING BASIN
CONNECT SEWER AND WATER TO EXISTING LINES ALONG CALDWELL AV



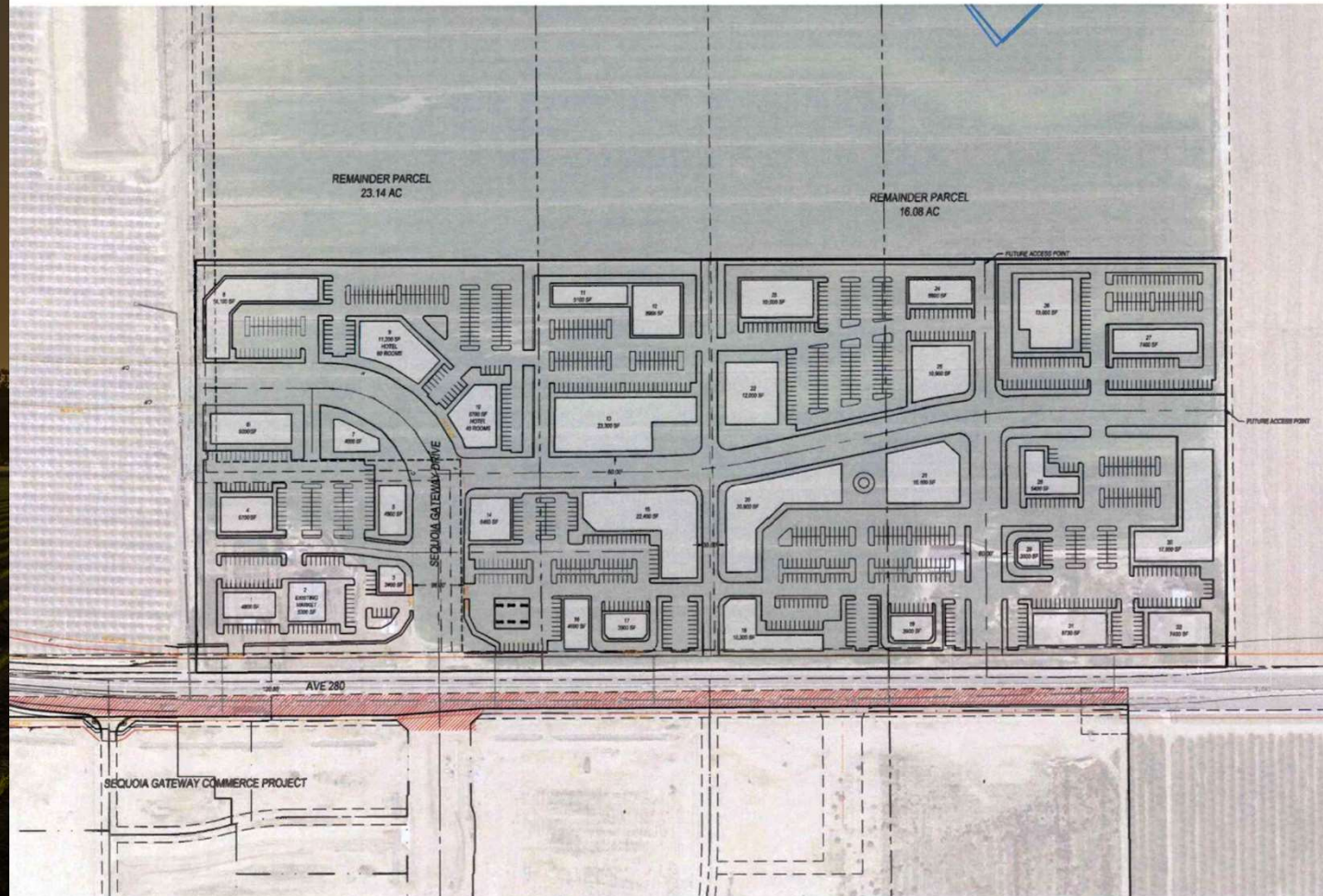
VICINITY MAP

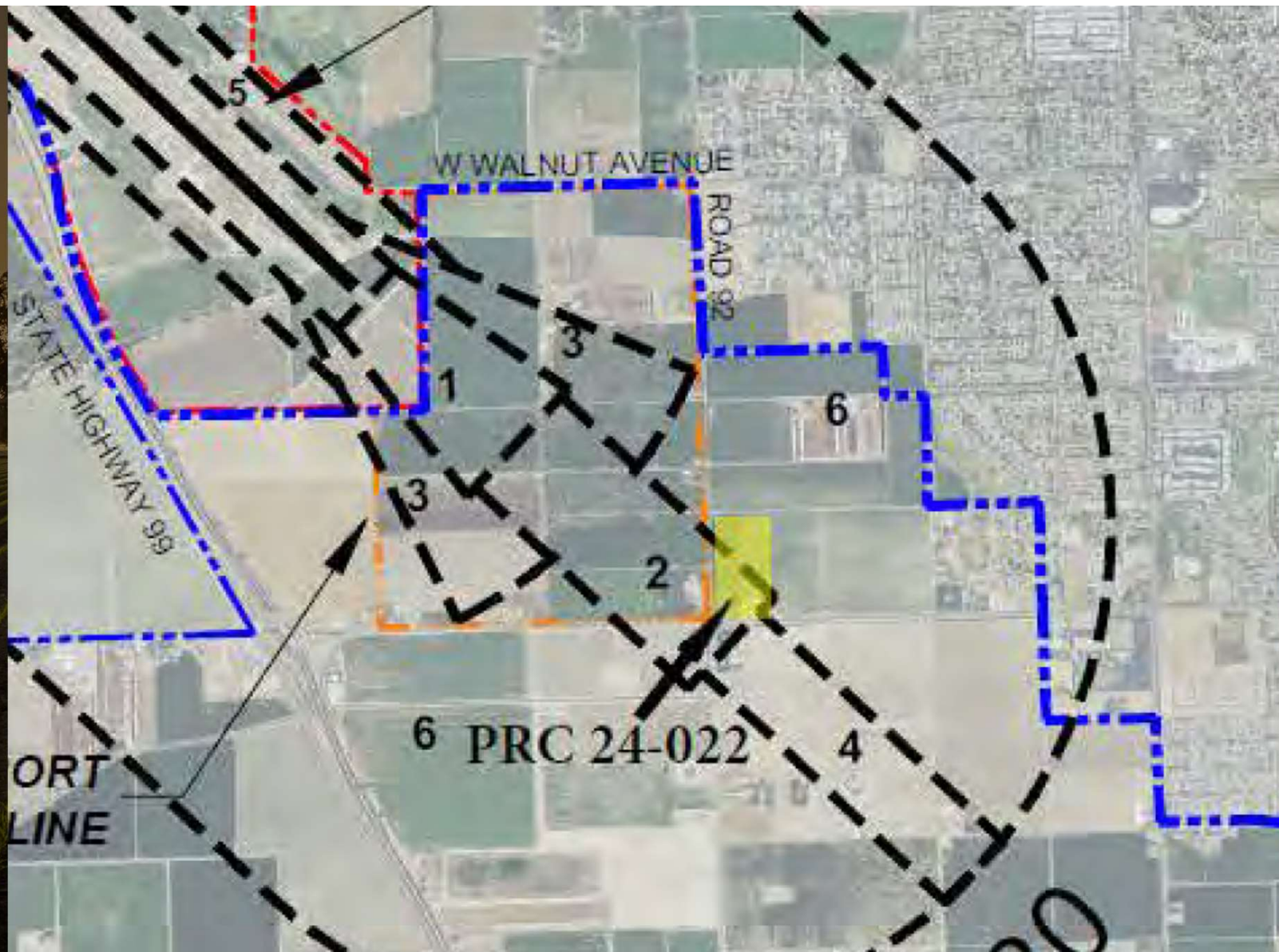


PREPARED BY:



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4CREEKS

SET NOT FOR CONSTRUCTION
For planning purposes only, do not scale drawings

Reserve Area: Master Plan vs. Specific Plan

Key Differences:

Feature	Master Plan	Specific Plan
Scope	Broad, citywide or regional	Focused on a defined area
Purpose	General vision and framework	Implements specific policies for an area
Detail Level	General guidelines	Detailed land use, zoning, and infrastructure plans
Legal Status	Advisory (guiding document)	Regulatory (has enforceable standards)
Implementation	Leads to zoning updates & policies	Directly governs development in the area

Reserve Area: Environmental Review

EIR vs. MND/ND

- Environmental Impact Report (EIR) – provides comprehensive environmental analysis,
- Identifies any feasible alternatives and mitigation measures to reduce significant impacts.
- This type of process is extensively costlier and lengthier due to required studies, public comment periods, and agency reviews.
- Mitigated Negative Declaration (MND) – may be difficult to suffice for a project such as this.

Staff Recommendation

Receive the staff report and presentation on the Reserve area and direct the following:

1. Appropriate an additional \$170,000 to the budgeted CIP #CP0671 000 given the full project scope and anticipated cost associated with this type of general plan update, and;
2. Issue an RFP to solicit planning consultants to help with identifying and establishing land use designations for the Reserve area and processing the appropriate environmental document.

An aerial photograph of the Fox Theatre in Visalia, California, taken at sunset. The theatre is a large, light-colored building with a prominent clock tower and marquee. It is surrounded by parking lots filled with cars and trees. The sky is a mix of orange, yellow, and blue. The text "Comments/Questions" is overlaid in a large, white, serif font across the center of the image.

Comments/Questions

City of Visalia – Planning Division