



City of Visalia

# City Council

Tuesday, February 18, 2025

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**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

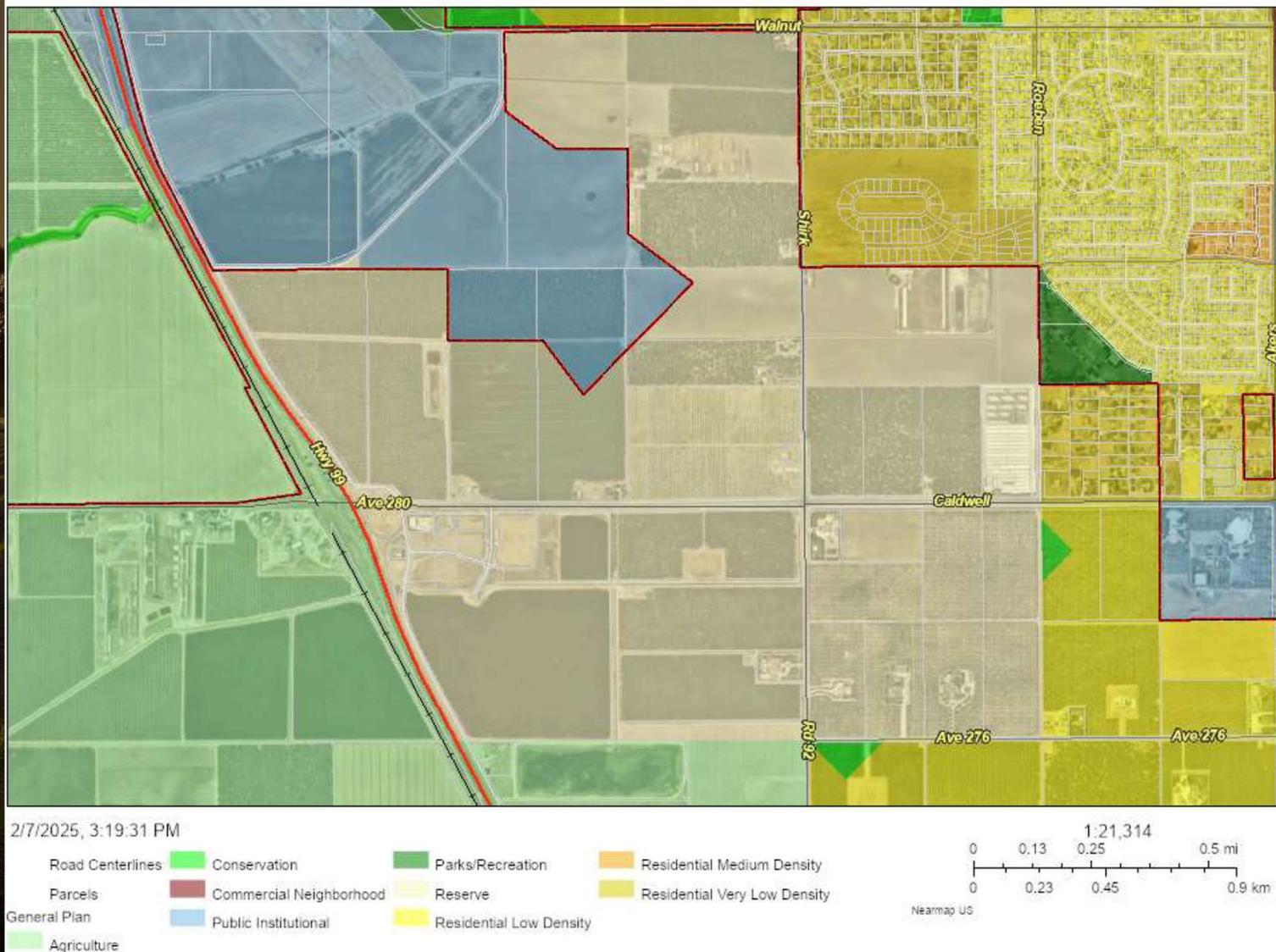
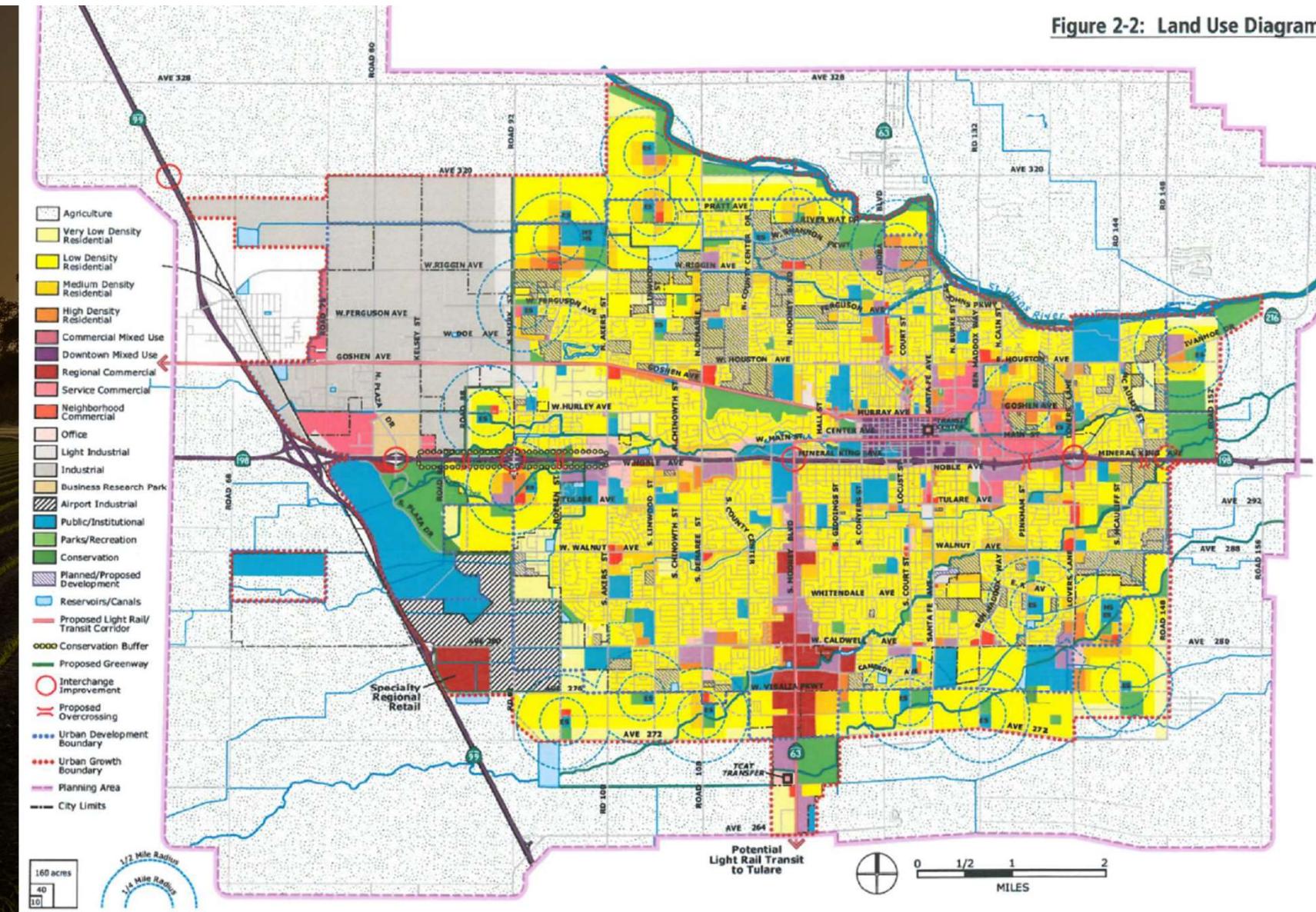
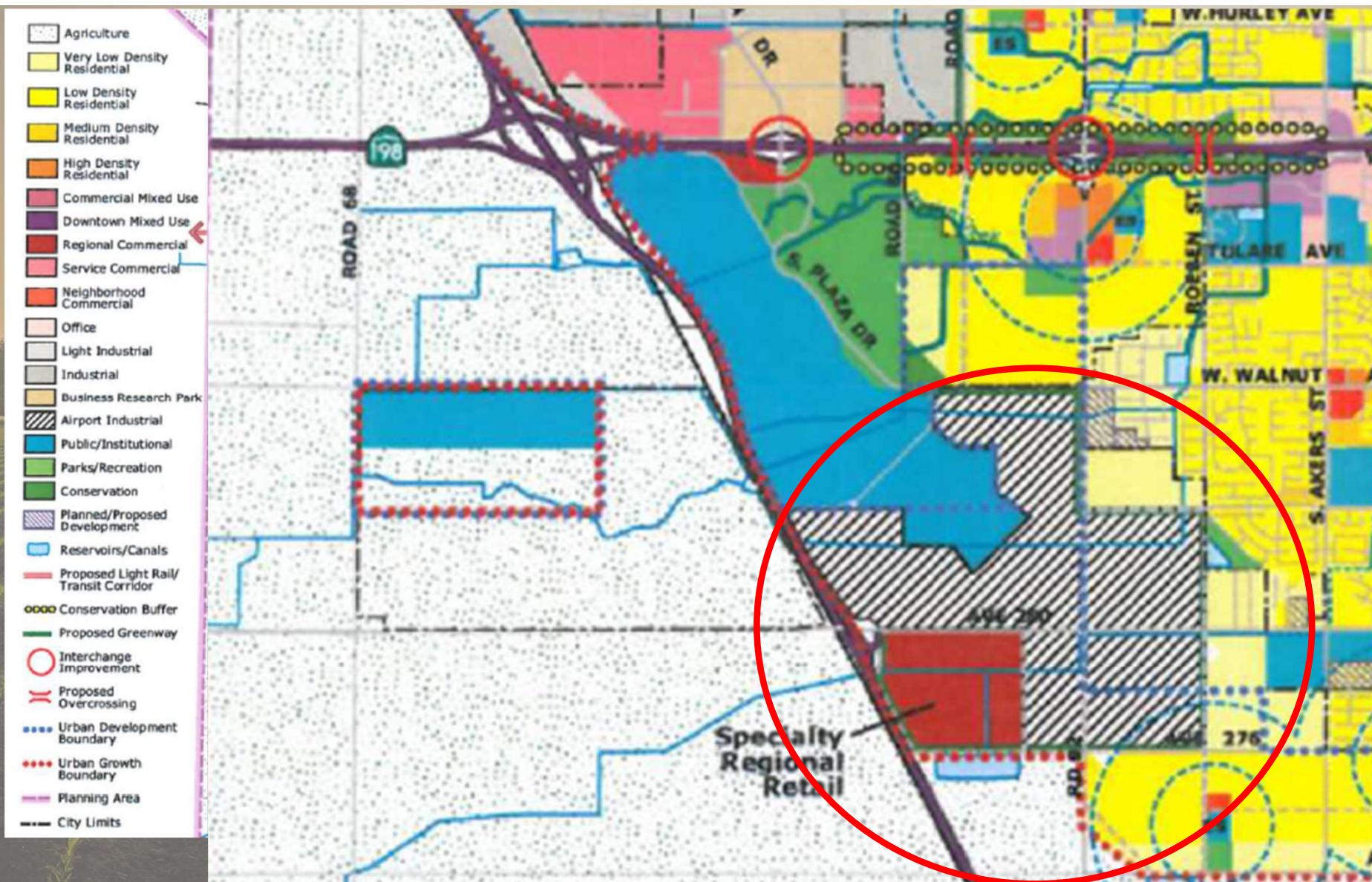


Figure 2-2: Land Use Diagram





## Reserve Area: LU-P-33

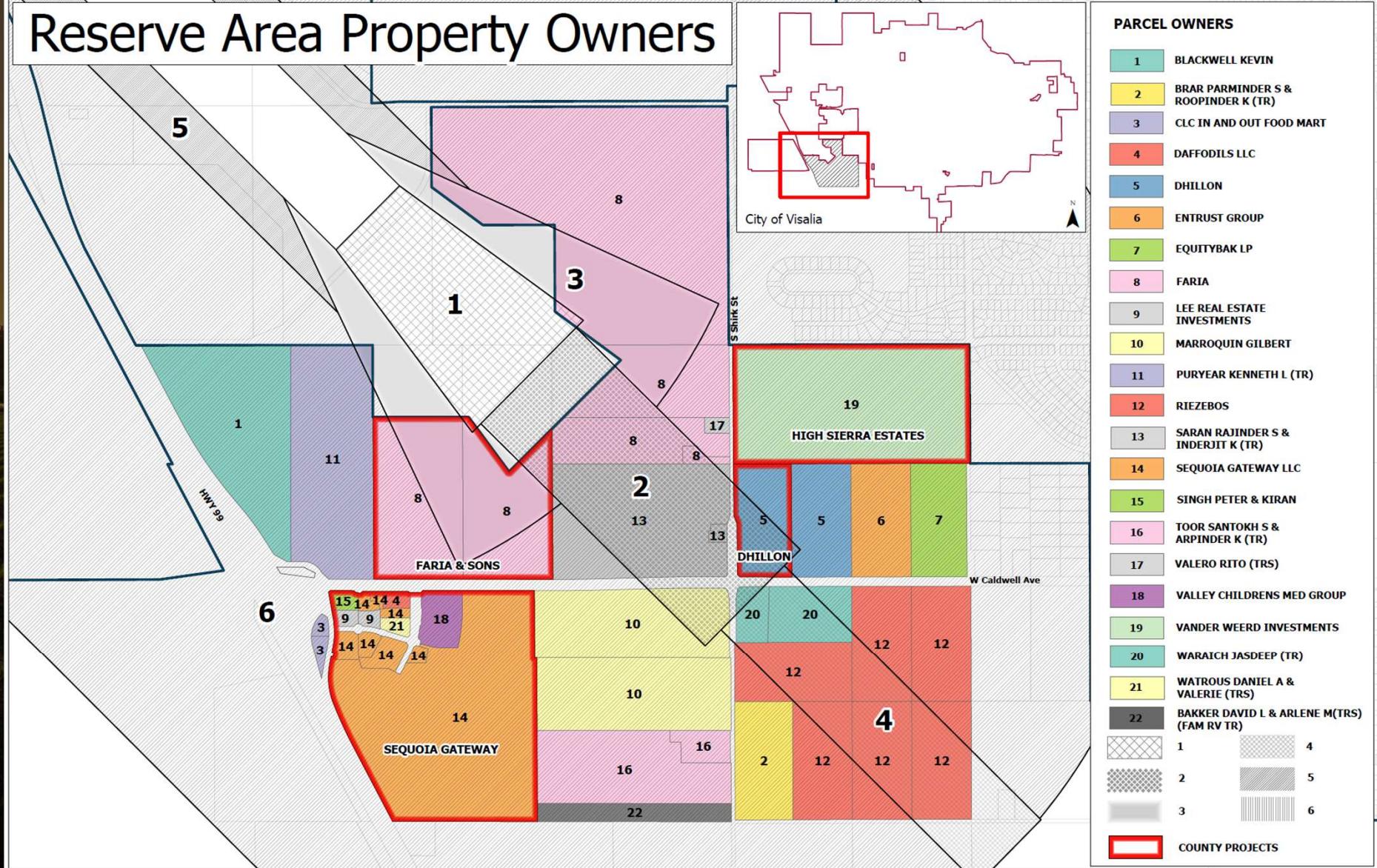
- Designate land areas for future development to be considered (if at all) under separate criteria from Citywide growth under Policy LU-P-19 (Urban Boundaries).
- These areas shall be designated for “reserve” and remain in agricultural zoning until a later date.
- These areas may be re-designated and 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.



# Reserve Area Property Owners



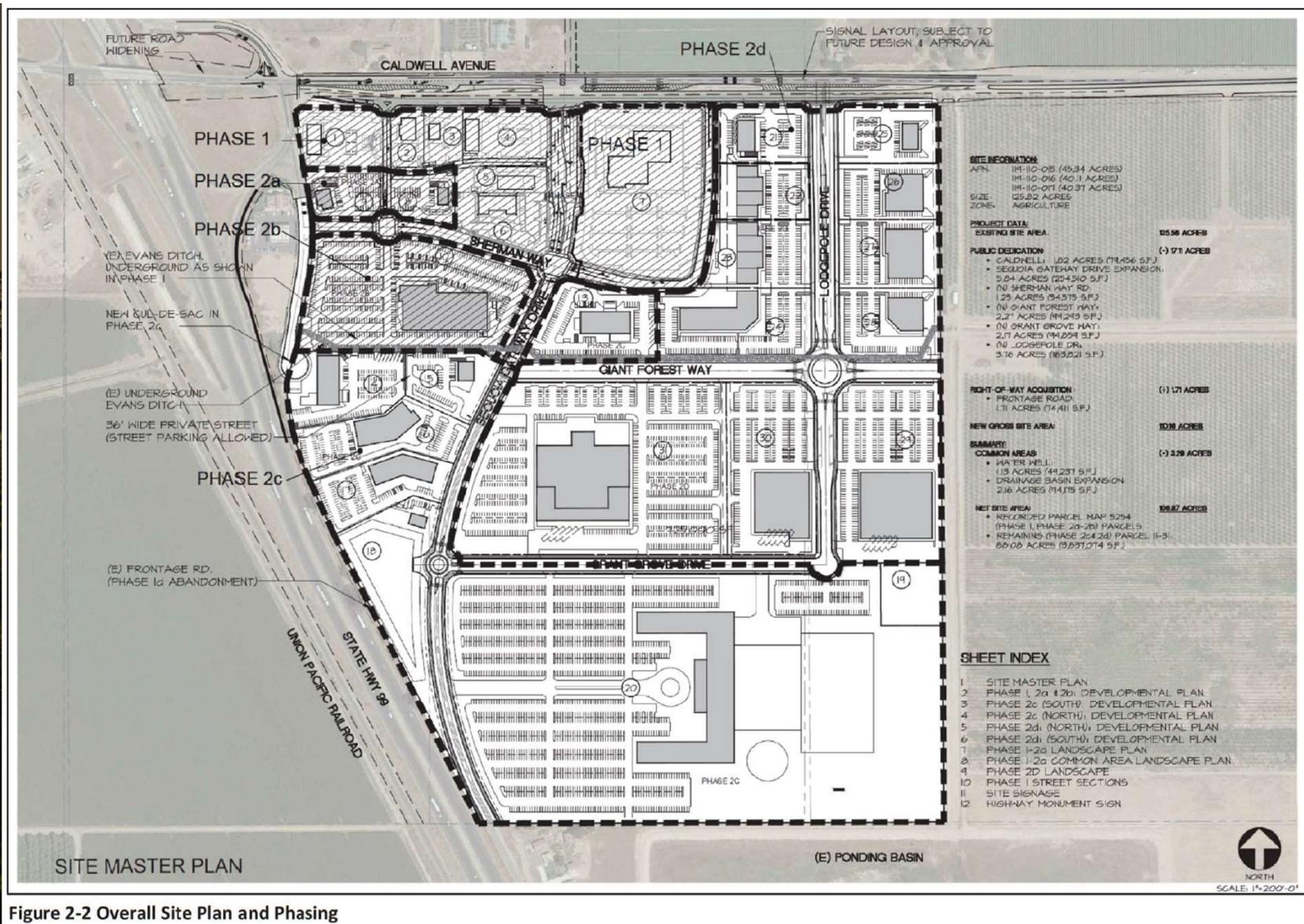


Figure 2-2 Overall Site Plan and Phasing

## FARIA CONCEPTUAL SITE PLAN

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

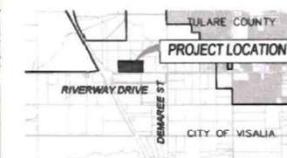
### SITE DATA:

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

### LAND USE TOTALS

COMMERCIAL 207,930 SF ±  
OFFICE 68,400 SF ±  
HOTEL 587,000 SF ± 80-100 ROOMS

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

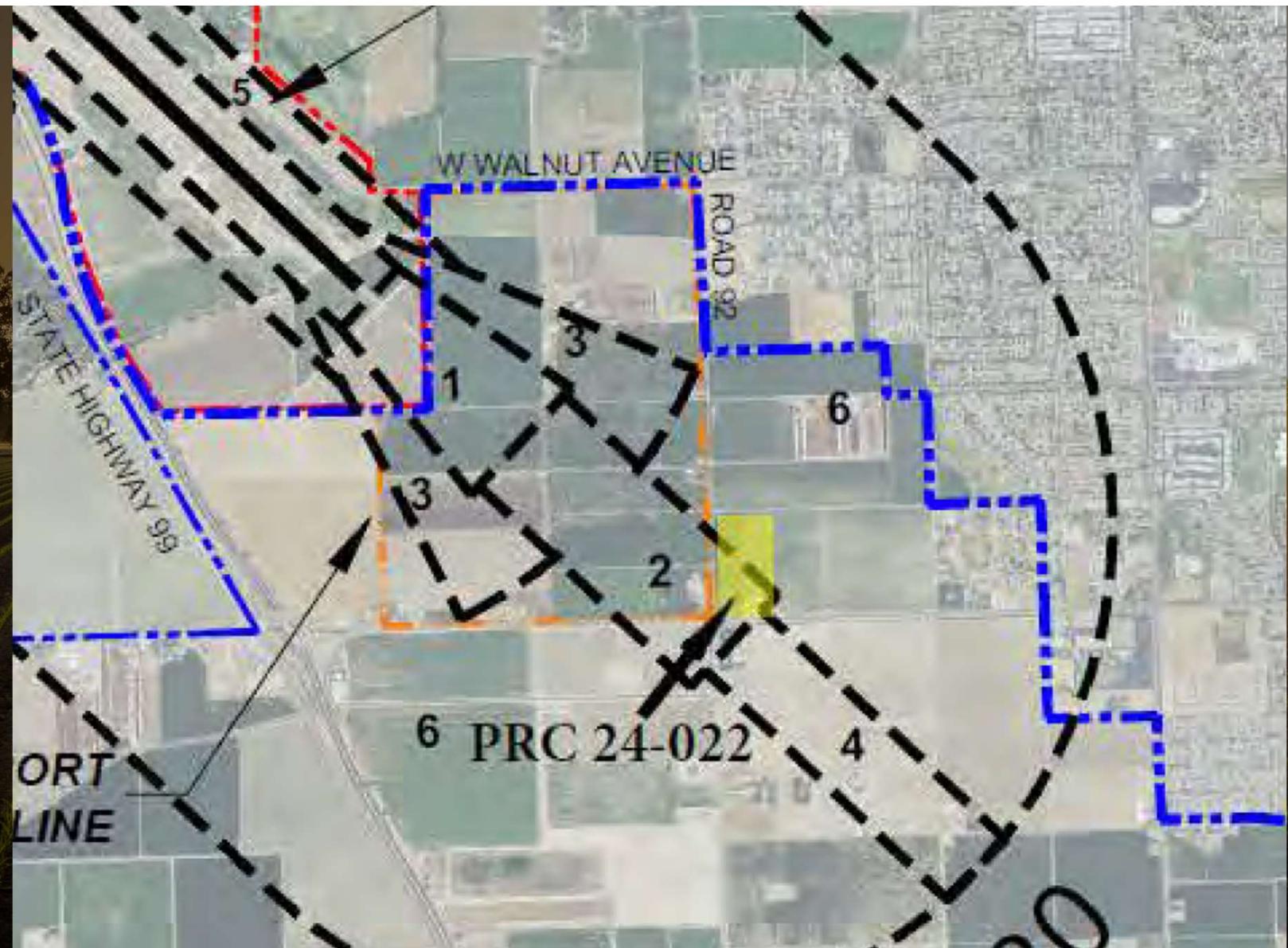


### VICINITY MAP



4CREEKS

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# 4CREEKS

SET NOT FOR CONSTRUCTION  
or 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.

# Comments/Questions

City of Visalia - Planning Division