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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022080658

Project Title: Shirk & Riggin Industrial Park Project

Lead Agency: City of Visalia

Contact Name: Brandon Smith

Email: Brandon.Smith@visalia.city Phone Number: (559) 713-4636

Project Location: Visalia (*City*) Tulare (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant is proposing to convert existing agricultural lands and develop the approximately 284-acre Project site into an industrial park, consisting of eight industrial buildings used for warehouse, distribution, and light manufacturing; six flex industrial buildings; two drive-thru restaurants; a convenience store; a recreational vehicle (RV) and self-storage facility; and a car wash. The total building footprint is approximately 3,820,000 square feet. The Project site would include sufficient amounts of trailer stalls and car parking stalls to serve the proposed uses in accordance with applicable City requirements. Access would be provided via four access points along Shirk Street, five access points along Riggin Avenue, and five access points along Kelsey Street. On-site orchards would need to be removed, and that appropriate landscaping and lighting would be incorporated into the overall site design consistent with applicable City requirements and guidelines.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-- Agricultural Resources, Significant and Unavoidable: Project-level and cumulative loss of prime farmland. No feasible mitigation measures available.
-- Air Quality, Significant and Unavoidable: Project-level impact related to implementation of Air Quality Plan, project-level localized violation of State or federal air quality standard and exceedance of emissions thresholds, cumulative air quality impacts. MM: Tier IV or equivalent construction equipment, use "super compliant" architectural coating, electric or zero-emission on-site service equipment, EV charging stations infrastructure, provide signage and pavement markings, vegetative barrier, and enter a Voluntary Emissions Reduction Agreement.
-- Biological Resources, Less Than Significant Impacts After Mitigation. MM: protect various wildlife species and nesting birds through avoidance and pre-construction surveys; protect protected wetlands through agency coordination, permitting, and compensation of lost habitat as needed.
-- Cultural Resources and Tribal Cultural Resources, Less Than Significant Impacts After Mitigation. MM: protect undiscovered cultural resources, inspection by a Tribal monitor prior to ground disturbance, provide environmental awareness training to construction personnel, and protect human remains.
-- Geology, Less Than Significant Impacts After Mitigation. MM: geotechnical analysis, SWPPP, and protection of fossils.
-- Greenhouse Gas Emissions, Less Than Significant Impacts After Mitigation. MM: rooftop solar, warehouses would be limited to dry storage, and provide EV charging stations infrastructure.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Project's significant or potentially significant effects - Cont.
-- Hazards & Hazardous Materials, Less Than Significant Impacts After Mitigation. MM: delineation of abandoned wells and compliance with DTSC and CalGEM requirements.
-- Hydrology & Water Quality, Less Than Significant Impacts After Mitigation. MM: SWPPP.
-- Noise, Significant and Unavoidable: Project-level impact related to to mobile source operational noise and cumulative noise impact. MM: acoustical analysis for drive-through car wash or any proposed use that could result in a noise-related conflict between an industrial or other stationary noise source and existing or future noise-sensitive receptors, and incorporate appropriate design features or reduction measures to reduce any identified operational noise impact to meet applicable noise performance criteria.
-- Transportation, Less Than Significant Impacts After Mitigation. MM: comply with the City's ATP, Pay Storm Drainage and Waterways impact fees, intersection-specific improvements as identified in the TIA, secured bicycle storage lockers, construct a bike path along Modoc Ditch.
-- Utilities & Services Systems, Less Than Significant Impacts After Mitigation. MM: recycle construction-generated debris and waste to the extent feasible.

Project's areas of controversy:
No known controversy so far. Public hearings will be conducted at the Planning Commission and City Council. In addition, the public, local agencies, and stakeholders will be informed via newspaper noticing and direct mailing.

Provide a list of the responsible or trustee agencies for the project.

The Project will require various regulatory approvals, permits, entitlements and/or coordination with agencies as follows:

• Certification of the EIR by the City of Visalia
• Tulare County LAFCO (annexation)
• San Joaquin Valley Air Pollution Control District – approval of construction and/or operational air quality permits
• Regional Water Quality Control Board