

**NOTICE OF AVAILABILITY of the  
CITY OF VISALIA – SHIRK AND RIGGIN INDUSTRIAL PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
SCH # 2022080658**

Copies of the Draft Environmental Impact Report (Draft EIR) are now available for public review. More information on how to access the documents and submit comments is located below. The City of Visalia is the Lead Agency on the below-described project and has prepared a Draft Environmental Impact Report on the proposed project (Project).

**Project Description:** The project applicant proposes 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-through restaurants; a convenience store; a recreational vehicle (RV) and self-storage facility; gas station; and a car wash. The total building footprint is approximately 3,720,149 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. The proposed project would also involve necessary infrastructure and improvements sufficient to serve the proposed uses. These would include detention basins on the east, west, and central portions of the project site and other necessary stormwater facilities to be sized and installed in accordance with all applicable requirements and standards. Access would be provided via three access points along Shirk Street, three access points along Riggin Avenue, and five access points along Kelsey Street. Clancy Street south of the project site would be extended to replace the existing private road and would traverse south to north of the site. On-site orchards would need to be removed, and appropriate landscaping and lighting would be incorporated into the overall site design consistent with applicable City requirements and guidelines.

The proposed project would need to be annexed into the city limits, and upon annexation, would be served by the City of Visalia for purposes of water and wastewater. In addition, the other entitlements associated with this project include a Tentative Parcel Map and a Conditional Use Permit for some of the uses proposed (convenience store, drive-through lanes), some of the proposed lot sizes in the light industrial zoning, and lots without public street frontage.

**Project Location:** The project site is generally bound by Riggin Avenue to the south, Shirk Street to the east, Kelsey Street to the west, and Modoc Ditch to the north, in an unincorporated portion of the City of Visalia, situated within Tulare County. A private road intersects the project site from south to north. The project site consists of three existing parcels: Assessor's Parcel Numbers [APNs] 077-840-004, 077-840-005, and 077-840-006 (formerly APNs 077-840-001, 077-840-002, and 077-840-003). The project site is within the City's Planning Area, 1 Urban Development Boundary (UDB) Tier 1 of the City, and the City's Sphere of Influence (SOI).

**Draft Environmental Impact Report:**

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Shirk and Riggin Industrial Project (State

Clearinghouse No. 2022080658). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*).

The purpose of this Draft EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

#### Potentially Significant and Unavoidable Environmental Impacts Identified

Analysis in the Draft EIR has determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following: Agriculture (Project-level and Cumulative-level), Air Quality (Project-level and Cumulative-level), Noise (Project-level and Cumulative-level).

#### **Availability of Documents for Review:**

Copies of the Draft EIR are available for review on the City of Visalia website at:

[https://www.visalia.city/depts/community\\_development/planning/ceqa\\_environmental\\_review.asp](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Hard copies of the Draft EIR are also located for review at the following locations:

City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291  
(559) 713-4444

#### **To Submit Comments on the Draft EIR:**

The Draft EIR has a review period of 45 days, starting on **April 11, 2024** and ending **May 28, 2024**. Any written comments on the Draft EIR should be sent to the attention of:

City of Visalia  
Attn: Brandon Smith, Principal Planner  
315 E. Acequia Avenue  
Visalia, CA 93291  
Email: [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

If applicable, responses should include the name of a contact person at your agency or organization.

#### **Public Hearings:**

Following the 45-day public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

Please take notice that pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law, if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the City of Visalia within the review period, or to the Planning Commission or City Council during the public hearings.