

**Notice of Determination**

**Environmental Document No. SCH 2022080658**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

From: City of Visalia – Lead Agency  
315 E. Acequia Avenue  
Visalia, CA 93291  
Attn: Brandon Smith  
Phone: (559) 713-4636  
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County Clerk  
County of Tulare  
County Civic Center, Rm 105  
Visalia, CA 93291

**Subject:**

**Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:** Shirk & Riggin Industrial Park Project

|                            |  |                               |
|----------------------------|--|-------------------------------|
| <u>2022080658</u>          | <u>City of Visalia/City of Visalia</u> | <u>(559) 713-4636</u>         |
| State Clearinghouse Number | Lead Agency/Approving Agency           | Area Code/Telephone/Extension |

**Project Location:** (include county) The proposed Project is located on approximately 284 acres, on the north side of Riggin Avenue between Shirk Street and Kelsey Street, south of Modoc Ditch, situated adjacent to the City limits of Visalia and within Tulare County. (APN: 077-840-004, 005, 006)


**Project Description:** The Project will 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 appropriate landscaping and lighting would be incorporated into the overall site design consistent with applicable City requirements and guidelines. Individual entitlements processed with the Project are Annexation No. 2024-03, General Plan Amendment No. 2025-01, a Development Agreement, Tentative Parcel map No. 2024-08, and Conditional Use Permit No. 2024-26.

**Name and Address of Project Applicant:** Seefried Industrial Properties, Inc., 2201 E. Camelback Road, Suite 222, Phoenix, AZ 85016. Phone: (602) 337-8730. Email: [bfrarey@seefriedproperties.com](mailto:bfrarey@seefriedproperties.com)

This is to advise that the  City Council  Planning Commission of the City of Visalia, as the lead agency, has approved the above described project on March 17, 2025, and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A Statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This certifies that the final environmental document with comments, responses, and record of project approval is available to the General Public at the City of Visalia Planning Dept. located at 315 E. Acequia Ave., Visalia.



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Brandon Smith, AICP  
City of Visalia Environmental Coordinator

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March 18, 2025

Date

Date received for filing at OPR:

Revised 2005  
Governor's Office of Planning and Research