

Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

Date: August 30, 2022

To: Responsible and Trustee Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Shirk & Riggin Industrial Park Project

Lead Agency: City of Visalia

Project Applicant: Seefried Industrial Properties, Inc.

Contact: Brandon Smith, Principal
Planner
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
(559) 713-4636
brandon.smith@visalia.city

Project Title: Shirk & Riggin Industrial Park Project

Notice is Hereby Given: The City of Visalia (City) is the Lead Agency for the below-described Shirk & Riggin Industrial Park Project (Project) and will prepare an Environmental Impact Report (EIR) for the Project, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This Notice of Preparation (NOP) is intended to disclose basic Project information in order to solicit comments and suggestions of the public, organizations and other interested parties, and/or responsible and trustee agencies as to (1) the scope and content of the EIR and (2) the significant environmental issues and reasonable alternatives and mitigation measures that should be addressed in the Draft EIR (pursuant to CEQA Guidelines § 15082). Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR. Consistent therewith, in accordance with CEQA Guidelines section 15082(b), the City requests review from public agencies that will need to rely on the EIR prepared by the City when considering any permit or other approval for the Project as to the scope and content of the environmental information in the EIR that is germane to the agency's statutory responsibilities in connection with the Project.

This Notice of Preparation also provides notice that a public scoping meeting will be held on Tuesday, September 13, 2022, at 5:30p.m., to gather public input on the scope and content of the environmental review for the Project; details of this meeting are noted below.

Project Location: The proposed Project would be located on approximately 284 acres of land that is currently within unincorporated Tulare County, adjacent to the northern boundary of City of Visalia, California.

The Project site is generally bound by W. Riggin Avenue to the south, N. Shirk Street to the east, N. Kelsey Street to the west, and Modoc Ditch to the north. The Project site is comprised of three parcels: APNs 077-840-001, 077-840-002, and 077-840-003. The entire Project site is within the Urban Growth Boundary (UGB) and Sphere of Influence (SOI) of the City of Visalia and has historically been used for agricultural purposes. The Project site has been designated by the City's General Plan for Industrial and Light Industrial uses. See Figure 1 – Regional Location Map and Figure 2 – Project Vicinity Map.

Project Description: 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. 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 four access points along Shirk Street, five access points along Riggins 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.

The 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-thru lanes), some of the proposed lot sizes in the light industrial zoning, and lots without public street frontage.

Scope of the Environmental Impact Report: The forthcoming EIR will address all CEQA Guidelines Appendix G topics, as follows: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also identify and consider a reasonable range of potentially feasible Project alternatives as well as cumulative impacts and all other required topic areas under CEQA. To support the analysis in the EIR, the following stand-alone technical studies will be prepared and attached to the Draft EIR as appendices: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report, Cultural / Tribal Cultural Resources Report, Geotechnical Evaluation, Phase I Environmental Site Assessment, Water Supply Assessment, Noise Impact Analysis, Land Evaluation and Site Assessment, and Traffic Impact Study.

Document Availability and Public Review/Comment Timeline: This NOP is available for public review and comment pursuant to the California Code of Regulations, Title 14, Section 15082(b) for 30 days. Due to the time limits mandated by State law, your response to the NOP must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. The review and comment period for the NOP will be from August 30 to September 28, 2022. Copies of the NOP can be obtained by request to Brandon Smith, whose contact information is given below. Electronic copies can also be accessed on the City's website at:

https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

Public Scoping Meeting: In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide an opportunity to provide oral or written comments on the scope and content of the forthcoming EIR. This meeting will be held at 5:30 p.m. on September 13, 2022. Participants can attend the meeting in person or access the meeting either online or by telephone as follows:

Date: September 13, 2022

Time: 5:30 p.m.

In-Person Location: City Hall East Conference Room (South-facing entrance)
315 E. Acequia Avenue
Visalia, CA 93291

Zoom Meeting Access:

<https://adec-innovations.zoom.us/j/93252677083?pwd=aXVxa0F0WGNvdU5yVXJqemFzVmI2UT09>

Meeting ID: 932 5267 7083

Passcode: 891527

Phone Access: 1-669-900-6833

Submitting Comments: As indicated above, comments and suggestions as to the appropriate scope of analysis of the EIR are invited from members of the public, organizations and other interested parties, and/or responsible and trustee agencies. NOP comments for the proposed Project should be directed to the City of Visalia's Project Planner at the following address by 5:00 p.m. on September 28, 2022. Please include the commenter's full name and address. Please submit comments to:

Brandon Smith, Principal Planner
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
(559) 713-4636
brandon.smith@visalia.city

Figure 1 - Regional Location Map

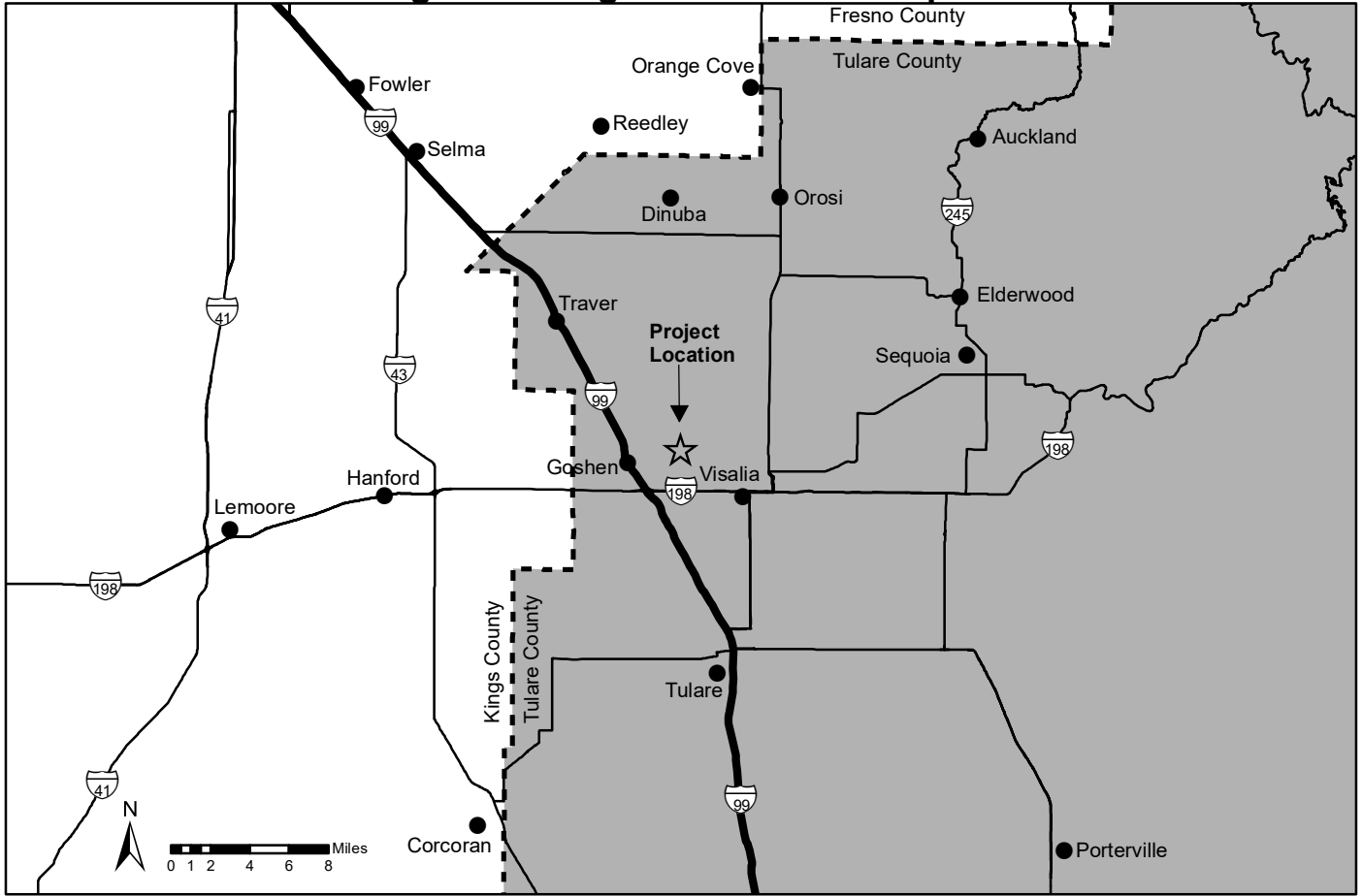


Figure 2 - Project Vicinity Map

