

Notice of Determination

Environmental Document No. 2024-24

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
Email: brandon.smith@visalia.city

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 and Riggin Annexation Project (Annexation No. 2023-01)

<u>2024041004</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) South side of Riggin Avenue between Shirk Street and Clancy Street. (APN: 077-200-057, 058, 059, 060), situated adjacent to the City of Visalia within Tulare County.

Project Description: The Project proposes to annex an approximately 75-acre site located within unincorporated Tulare County into the City of Visalia city limits. The applicant has not proposed any specific use on the property at this time. For analysis purposes, it is assumed that the proposed uses would include primarily industrial-type warehousing and combined office/warehouse type buildings. An assumed floor area ratio (FAR) of 0.3 for the approximately 75-acre site indicates an allowable square footage of 980,100 square feet of buildable area. Any proposed development would involve necessary infrastructure and improvements to serve the potential uses consistent with City standards and requirements.

Name and Address of Project Applicant: YS Clancy Riggins Inc., 1012 N. Croft Avenue, Los Angeles, CA 90069; Phone: (323) 378-6153; Email: freddy@ysbuildings.com

This is to advise that the City Council Planning Commission has approved the above described project on May 20, 2024, 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.



May 21, 2024
Date

Brandon Smith, AICP
City of Visalia Environmental Coordinator

Date received for filing at OPR: