

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the City of Visalia has prepared a Mitigated Negative Declaration for the Project identified below that is scheduled to be held at the City Council of the City of Visalia meeting on Monday, May 20, 2024.

PLEASE BE ADVISED that the City Council of the City of Visalia will consider a recommendation to adopt the Mitigated Negative Declaration at its meeting to be held on Monday, May 20, 2024. Presentations will be made at approximately 7:00 p.m. Action on items on the Commission's agenda will occur after the presentations. The meeting will be held at the Visalia Council Chambers, 707 W. Acequia Avenue, Visalia, California 93291.

Project Name

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

Project Location

The site is located at the southwest corner of North Shirk Street and West Riggin Avenue, Visalia, California (APNs 077-200-057, -058, -059, -060). The Project is within Section 21, Township 18S, Range 24E, Mount Diablo Base and Meridian.

Project Description

The Project proposes to annex an approximately 75-acre site located within unincorporated Tulare County into the City of Visalia (City) city limits (Project). The Project is within the City's Urban Growth Boundary, and the General Plan designates the site as Industrial (I) and Light Industrial (IL).

Surrounding land uses include industrial development to the south and west, agricultural operations to the north, and residential development to the east. The approximately 32-acre portion of the site designated as Light Industrial is located on the easterly side of the site and is closest to the existing residences. The approximately 43-acre portion designated as Industrial is located on the westerly side of the site. A 0.5-acre portion of the Project site located in the southeast corner will be used by Southern California Edison (SCE) for a substation and is not a part of this Project. Therefore, approximately 31.5 acres will be available for light industrial development (Figure 2-3).

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. Therefore, four approximately 245,025 square-foot warehouse and/or combined office/warehouse type buildings would be allowable on site. Any proposed development would involve necessary infrastructure and improvements to

serve the potential uses consistent with City standards and requirements. Upon annexation, the Project site would be connected to the City wastewater system and to the water system operated by California Water Service Company. Future development on the property will also be required to provide an irrevocable offer of dedication on the west side of North Shirk Street that will ultimately facilitate two southbound through lanes and street frontage improvements.

The following discretionary actions are required for the proposed development:

- Annexation into the City of Visalia
- Annexation Approval by Tulare County Local Agency Formation Commission (LAFCo)

The document and documents referenced in the Initial Study/Mitigated Negative Declaration are available for review at City of Visalia Planning Division, 315 East Acequia Avenue, Visalia, California 93291 and at the website:

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

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document will be 20 days (CEQA Section 15073[b]). The public review period begins on April 25, 2024 and ends on May 15, 2024. For further information, please contact Brandon Smith, Project Manager, at (559) 713-4636 or brandon.smith@visalia.city.