

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE KELSEY AND HURLEY INDUSTRIAL PARK

NOTICE IS HEREBY GIVEN that the City of Visalia (City) will prepare an Environmental Impact Report (EIR) for the proposed Kelsey and Hurley Industrial Park ("Project" or "proposed Project") located near the southeast corner of the intersection of Kelsey Street and Hurley Avenue within an industrial corridor in western Visalia. The City has determined that an Environmental Impact Report (EIR) is necessary pursuant to California Environmental Quality Act (CEQA) Guidelines Section §15063(c)(3), to evaluate the potential environmental impacts from the proposed project. The City is the Lead Agency for the proposed project pursuant to CEQA Guidelines Section 15050. The purpose of this notice is:

1. To serve as a Notice of Preparation of an EIR pursuant to the CEQA Guidelines Section §15063(c)(3);
2. To advise and solicit comments and suggestions regarding the scope and content of the forthcoming EIR to be prepared for the project; and
3. To serve as a notice of the public scoping meeting. Copies of the Notice of Preparation and Initial Study are available for review at the City of Visalia office and online, as described below.

NOTICE OF PREPARATION: Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the City has prepared a Notice of Preparation to solicit comments related to the scope and content of the EIR. The 30-day public comment period for the Notice of Preparation is from Thursday, May 15, 2025 to Friday, June 13, 2025. The City, as the Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines.

SCOPE OF THE ENVIRONMENTAL IMPACT REPORT: Pursuant to Section 15063 of CEQA Guidelines, an Initial Study was prepared for preliminary review of the project to determine significant effects on the environment. The forthcoming EIR will further assess the following CEQA Guidelines Appendix G topics: 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.

To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study / HRA, Biological Resources Report, Cultural Resources Report, Traffic Impact Study, VMT Analysis, and a Water Supply Assessment.

The EIR will also include statutorily required sections identified in Sections 15120 to 15132 of CEQA Guidelines such as discussion of project alternatives and cumulative impacts. The EIR content will be subject to additional input from the scoping meeting.

All environmental related comments to the Notice of Preparation shall be submitted by 5:00 p.m. on Friday, June 13, 2025 to:

Josh Dan, Senior Planner
City of Visalia, Planning and Community Preservation Department
315 E. Acequia Avenue
Visalia, CA 93291
Email: Josh.Dan@visalia.city

Copies of the NOP and Initial Study can be obtained by request to the City of Visalia. Electronic copies can also be accessed on the City's website at:

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

SCOPING MEETING: The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held virtually on: **Wednesday, May 28, 2025, 5:00 p.m.**

Contact the City of Visalia to receive a link to the virtual scoping meeting.

PROJECT TITLE:

Kelsey-Hurley Industrial Park

PROJECT LOCATION:

The Kelsey-Hurley Industrial Park Project encompasses approximately 123 gross acres of land near the intersection of Kelsey Street and Hurley Avenue. The Project site includes three parcels: APN 081-040-001, 081-071-020, and 081-071-042. Specifically, the site is bound by Road 88 to the east, Kelsey Street to the west, Hurley Avenue to the north, and State Route 198 to the south. The Project site's proximity to State Route 198 provides access to regional transportation networks.

PROJECT DESCRIPTION:

The Kelsey-Hurley Industrial Park Project proposes the development of approximately 123-acre site in western Visalia. The Project includes five industrial buildings, a fast-food restaurant with drive-through lane, commercial strip center, self-storage facilities, and stormwater detention basin. New roads will be constructed within the industrial park to facilitate internal circulation, and the Project proposes approximately 1,852 auto and approximately 656 trailer parking stalls to accommodate employees, visitors, and fleet vehicles. Landscaping, lighting, and signage will be integrated throughout the Project site. The Project is intended to support regional logistics, manufacturing, and commercial needs at a site near State Route 198 for efficient transportation logistics.

DISCRETIONARY ACTIONS:

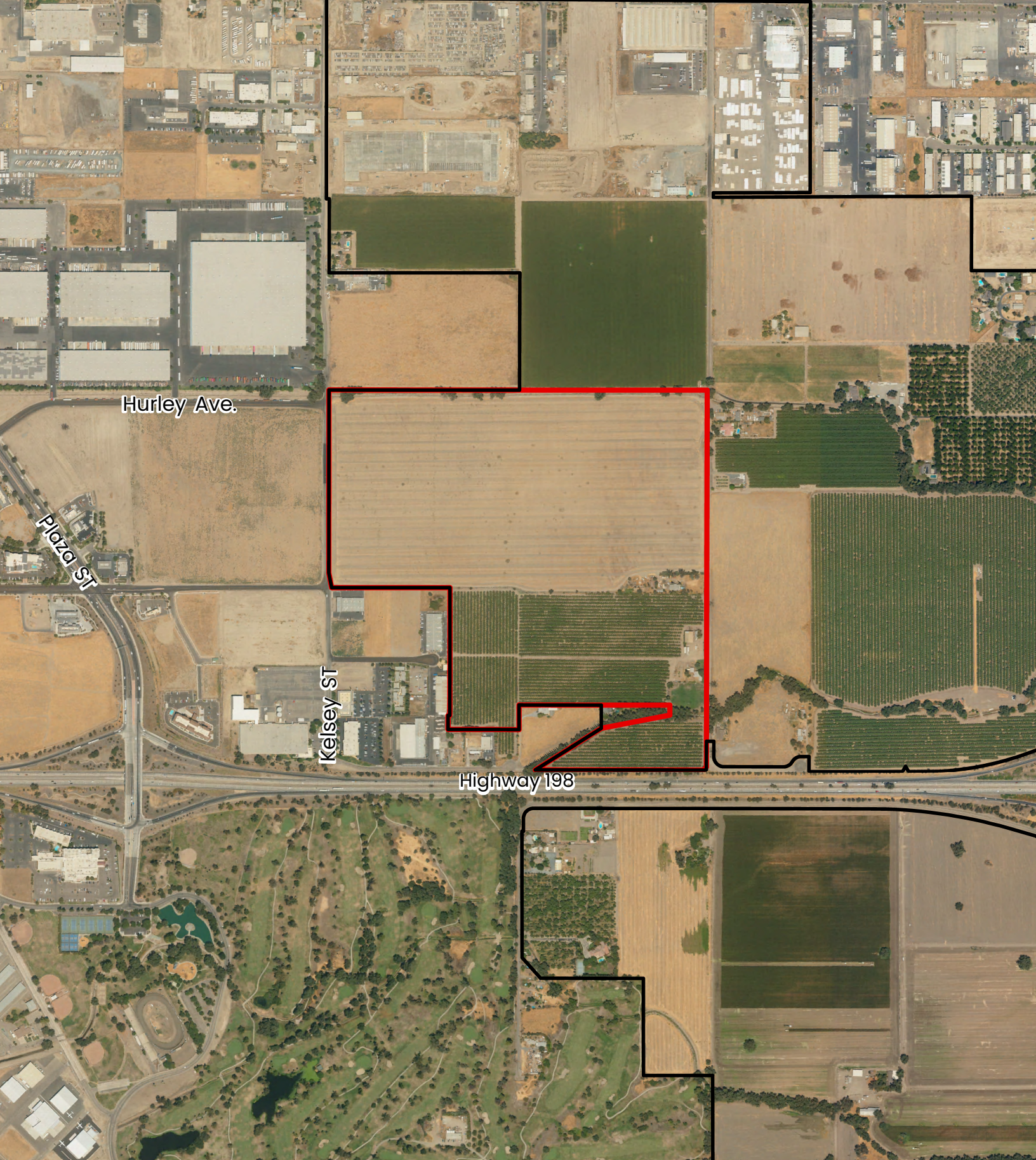
The following approvals are required for the proposed Project:

- Pre/Rezone: The property is proposed to be rezoned for industrial use, consistent with the General Plan.

- Site Plan Review (SPR): Detailed review and approval of site development plans to ensure consistency with zoning and design standards.
- Conditional Use Permit (CUP): To allow a planned development, including flexibility in lot sizes and the development of retail uses such as a fast-food restaurant with drive-through lane.
- Tentative Parcel Map (TPM): To subdivide the Project Site into parcels accommodating the proposed industrial buildings, retail spaces, and supporting infrastructure. The parcel map will ensure that the subdivision aligns with the City of Visalia's development standards and zoning requirements.
- Annexation: To annex the Project Site into the City of Visalia, consistent with the City's General Plan and Sphere of Influence. Annexation will facilitate city services, infrastructure connections, and proper zoning for industrial and light industrial uses.

The following non-discretionary approvals are required for the proposed Project:

- San Joaquin Valley Air Pollution Control District (SJVAPCD). The proposed Project is within the jurisdiction of the SJVAPCD and will be required to comply with all applicable Air District Rules, including but not limited to VIII, 2010, 3135, 4101, 4002, 4102, 4601, 4641, and 9510
- Central Valley Regional Water Quality Control Board, SWPPP. The proposed Project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a Storm Water Pollution Prevention Plan (SWPPP) to prevent impacts related to stormwater because of Project construction



Hurley Ave.

Plaza St

Kelsey St

Highway 198



Vicinity Map
Kelsey-Hurley Industrial Park
Visalia, CA

Legend



Project Site



Visalia City Boundary

0 0.1 0.2 0.4 Miles