Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025050880

Project Title: Kelsey-Hurley Industrial Park Project

Lead Agency: City of Visalia, Community Development Dept., Planning Division | Contact Person: Josh Dan, Senior Planner

Mailing Address: 315 E. Acequia Avenue | Phone: 559-713-4003

City: Visalia | Zip: 93291 | County: Tulare

Project Location: County: Tulare | City/Nearest Community: Visalia

Cross Streets: SE corner of N. Kelsey St. & W. Hurley Ave.; bounded by Road 88 (E) and SR 198 (S) | Zip Code: 93291

Longitude/Latitude (degrees, minutes and seconds): 36 ° 19 ′ 55.9 ″ N / 119 ° 22 ′ 48.7 ″ W | Total Acres: Approx. 122

Assessor's Parcel No.: 081-040-001, -071-020, -071-042 | Section: 28 | Twp.: 18S | Range: 24E | Base: MDB&M

Within 2 Miles: State Hwy #: SR 198, SR 99 | Waterways: Mill Creek; Mill Creek Ditch

Airports: Visalia Municipal (0.8 mi SW) | Railways: BNSF | Schools: Hurley, Denton, Willow Glen

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☒ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☒ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 85,145 Acres ____ Employees ____
☒ Industrial: Sq.ft. 1,748,900 Acres ____ Employees 1,166
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☒ Other: 6.92-acre stormwater detention basin

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☐ Population/Housing Balance ☒ Public Services/Facilities
☐ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☒ Cumulative Effects ☒ Other: Energy, GHG, TCR

Present Land Use/Zoning/General Plan Designation:

Agriculture (orchards/row crops) / Zoning: Tulare County AE-20; proposed City pre-zone I (Industrial) / GP: Industrial (Visalia 2030 General Plan)

Project Description: *(please use a separate page if necessary)*

The Project would implement the Kelsey-Hurley Industrial Park Master Plan on approx. 122 acres in western Visalia following annexation to the City. Buildout includes approx. 1,834,045 sq ft: five industrial/warehouse buildings (approx. 1,748,900 sq ft; max. height 75 ft), 13 industrial-serving commercial pads (approx. 55,500 sq ft), an approx. 29,645 sq ft self-storage facility, a 6.92-acre stormwater detention basin, and 2,027 auto and 529 trailer parking stalls. Hurley Ave., Kelsey St., and Clancy St./Road 88 would be improved to City standards, Crowley Ave. realigned, and Class II bike lanes and a Class I path along Mill Creek added; four construction phases. Approvals: annexation (Tulare County LAFCO), pre-zoning to Industrial (I), Tentative Parcel Map (10 lots), and a Conditional Use Permit (reduced 5-acre minimum lot size; commercial pads). The Draft EIR identifies significant and unavoidable project and cumulative impacts from conversion of approx. 118.8 acres of Prime Farmland and vehicle miles traveled.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 4	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/29/2026 Ending Date 12/14/2026

Lead Agency (Complete if applicable):

Consulting Firm: 4Creeks, Inc.
Address: 324 S. Santa Fe Street
City/State/Zip: Visalia, CA 93292
Contact: Joshua McDonnell, Planning Group Director
Phone: (559) 802-3052

Applicant: Etchegaray Farms (Steve Etchegaray)
Address: P.O. Box 964
City/State/Zip: Visalia, CA 93279
Phone: (559) 786-1996

Signature of Lead Agency Representative: Josh Dan Digitally signed by Josh Dan DN: CN=Josh Dan, OU=Community_Development, OU=DEPLOY_COV_USERS, DC=ci, DC=visalia, DC=ca, DC=us Date: 2026.10.28 16:16:46-07'00' **Date:** 10/28/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.