NOTICE OF AVAILABILITY of the
CITY OF VISALIA – KELSEY AND HURLEY INDUSTRIAL PARK
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 2025050880

Copies of the Draft Environmental Impact Report (Draft EIR) are now available for public review. More information on how to access the documents and submit comments is located below. The City of Visalia is the Lead Agency on the below-described project and has prepared a Draft Environmental Impact Report on the proposed project (Project).

Project Description: The Kelsey-Hurley Industrial Park Project proposes the development of an approximately 123-acre site in western Visalia. The Project includes five industrial buildings, 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 total area of all building footprints is approximately 1,834,045 square feet. The Project is intended to support regional logistics, manufacturing, and commercial needs at a site near State Route 198 for efficient transportation logistics. The proposed project includes annexation into the city limits, and upon annexation, will be served by the City of Visalia for purposes of water and wastewater. In addition, the other entitlements associated with this project include a Prezone / Rezone, Tentative Parcel Map, and a Conditional Use Permit for a master planned development including flexibility in lot sizes, some of the proposed lot sizes in the light industrial zoning, and lots without public street frontage.

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. The project site is within the City's Planning Area, Urban Development Boundary (UDB) Tiers 1 and 2 of the City, and the City's Sphere of Influence (SOI).

Draft Environmental Impact Report:
This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Kelsey and Hurley Industrial Park (State Clearinghouse No. 2025050880). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et se*q.).

The purpose of this Draft EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Potentially Significant and Unavoidable Environmental Impacts Identified:
The Draft EIR evaluates the Project's potential impacts on Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. The Draft EIR concludes that the Project would result in the following **significant and unavoidable** impacts, at both the Project and cumulative levels:

- **Agriculture (Impact 3.2-1):** Permanent conversion of approximately 118.8 acres of Prime Farmland and 3.2 acres of Farmland of Local Importance to non-agricultural use.
- **Transportation (Impact 3.12-2):** Vehicle miles traveled (VMT) of 36.83 per service population, exceeding the City's adopted threshold of 26.0 VMT per service population.

Impacts on Agricultural Resources (Williamson Act contracts), Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise would be reduced to less than significant with mitigation. Impacts on Aesthetics and Energy would be less than significant without mitigation. The Draft EIR also evaluates a No Project Alternative, a Reduced Intensity Alternative, and an Enhanced Mixed-Use Alternative.

Hazardous Materials Sites (Cortese List):
The Project Site is **not** included on any list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

Availability of Documents for Review:
Copies of the Draft EIR are available for review on the City of Visalia website at: https://www.visalia.gov/277/California-Environmental-Quality-Act-CEQ

Hard copies of the Draft EIR are also located for review at the following locations:

City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
(559) 713-4444

To Submit Comments on the Draft EIR:
The Draft EIR' review period starts on **October 29, 2026,** and ends on **December 14, 2026.** Any written comments on the Draft EIR should be sent to the attention of:

City of Visalia
Attn: Josh Dan, Senior Planner
315 E. Acequia Avenue
Visalia, CA 93291
Email: josh.dan@visalia.gov

If applicable, responses should include the name of a contact person at your agency or organization.

Public Hearings:
Following the Draft EIR's public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

Please take notice that pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law, if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the City of Visalia within the review period, or to the Planning Commission or City Council during the public hearings.