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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025050880

Project Title: Kelsey-Hurley Industrial Park Project

Lead Agency: City of Visalia

Contact Name: Josh Dan

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Project Location: Visalia (*City*) Tulare (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A