

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA,  
APPROVING GENERAL PLAN AMENDMENT NO. 2025-01:  
A REQUEST TO DECREASE THE LIGHT INDUSTRIAL LAND USE DESIGNATION  
AND TO INCREASE THE INDUSTRIAL LAND USE DESIGNATION ON THE  
PROJECT SITE CONSISTING OF APPROXIMATELY 284 ACRES.  
THE PROPOSED PROJECT IS LOCATED ON APPROXIMATELY 284 ACRES, ON  
THE NORTH SIDE OF RIGGIN AVENUE BETWEEN SHIRK STREET AND KELSEY  
STREET. (APN: 077-840-004, 005, 006)

**WHEREAS**, General Plan Amendment No. 2025-01 is a request to decrease the Light Industrial land use designation and to increase the Industrial land use designation on the project site consisting of approximately 284 acres. The proposed Project is located on approximately 284 acres, on the north side of Riggins Avenue between Shirk Street and Kelsey Street. (APN: 077-840-004, 005, 006); and

**WHEREAS**, the Draft Environmental Impact Report and the appendices thereto (collectively, the "Draft EIR") for the Shirk & Riggins Industrial Park Project, which considered impacts from General Plan Amendment No. 2025-01, was released on April 11, 2024, for circulation for a period of 45 days, ending on May 28, 2024; and,

**WHEREAS**, the Final EIR for the Shirk & Riggins Industrial Park Project was released on January 17, 2025; for purposes herein, the "Final EIR" consists of the Draft EIR and the revisions of, and additions to, the Draft EIR; the written comments and recommendations received on the Draft EIR; the written responses of the City of Visalia to significant environmental points raised in the review and consultation process; errata to the foregoing; and other information included by the City of Visalia as detailed more fully therein and as specified in the record; and

**WHEREAS**, the California Environmental Quality Act (CEQA) required that, in connection with the approval of a project for which an EIR has been prepared that identified one or more significant effects, the decision making body makes certain findings regarding those effects, which in full are contained in Resolution No. 2025-09 pertaining to the certification of the Final EIR prepared for the Shirk & Riggins Industrial Park Project; and,

**WHEREAS**, the Planning Commission of the City of Visalia, after a duly published notice, did review this proposal and did hold a public hearing before said Commission for General Plan Amendment No. 2025-01 on February 10, 2025; and,

**WHEREAS**, a ten (10) day published notice was given, and at the public hearing for March 3, 2025, the public hearing was withdrawn and planned for re-noticing on March 17, 2025 in order to also consider an appeal related to the Project; and,

**WHEREAS**, the City Council of the City of Visalia, after ten (10) days published notice, did review this proposal and did hold a public hearing before said Council for General Plan Amendment No. 2025-01 on March 17, 2025; and,

**WHEREAS**, the Planning Commission and the City Council of the City of Visalia considered General Plan Amendment No. 2025-01 to be in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia and consistent with the General Plan based on evidence contained in the administrative record, including, without limitation, the staff report and testimony presented at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Visalia finds that Final EIR for the Shirk & Riggin Industrial Park Project, State Clearinghouse No. 2022080658, was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2025-01 based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the relevant goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, in each case as detailed in materials in the administrative record, including, without limitation, the Final EIR.
2. That the proposed General Plan Amendment, which results in an overall reduction of 21.12 acres of Light Industrial designation and an equal increase in the Industrial designation, will not impose new land uses or development that will adversely affect the subject site or adjacent properties. While the site already incorporates adjoining residential and industrial land use designations that are separated by an arterial street, the proposed General Plan Amendment does not significantly increase the disparity of the use of Light Industrial land use designation as a buffer from residential uses, based upon the site development plan which calls for the use of small-scale flex industrial space, self storage, and commercial uses.
3. That the General Plan Amendment will continue to help facilitate the development of a master planned industrial park within the Tier I Urban Development Boundary, consistent with General Plan Policies, including Policy LU-P-99 which calls for allowing warehousing and distribution and other industrial related uses with supporting commercial services, and including Policy LU-P-103 which calls for incorporating buffering land uses and is implemented through the planned development of smaller scale flex space, storage, and commercial.
4. That this General Plan Amendment is consistent with the project description and the analysis contained in the Final EIR (SCH# 2022080658) and for which said Final EIR is recommended to be certified by the City Council precedent to the City Council's consideration of this General Plan Amendment request, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and City of Visalia Environmental Guidelines.

**BE IT FURTHER RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2025-01, as depicted per attached Exhibit "A", on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.070 of the Ordinance Code of the City of Visalia.

PASSED AND ADOPTED: March 17, 2025      LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF TULARE    ) ss.  
CITY OF VISALIA        )

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-11 passed and adopted by the Council of the City of Visalia at a regular meeting held on March 17, 2025.

Dated: March 18, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

# Exhibit "A"

## GENERAL PLAN AMENDMENT NO. 2025-01 City Council Resolution No. 2025-11

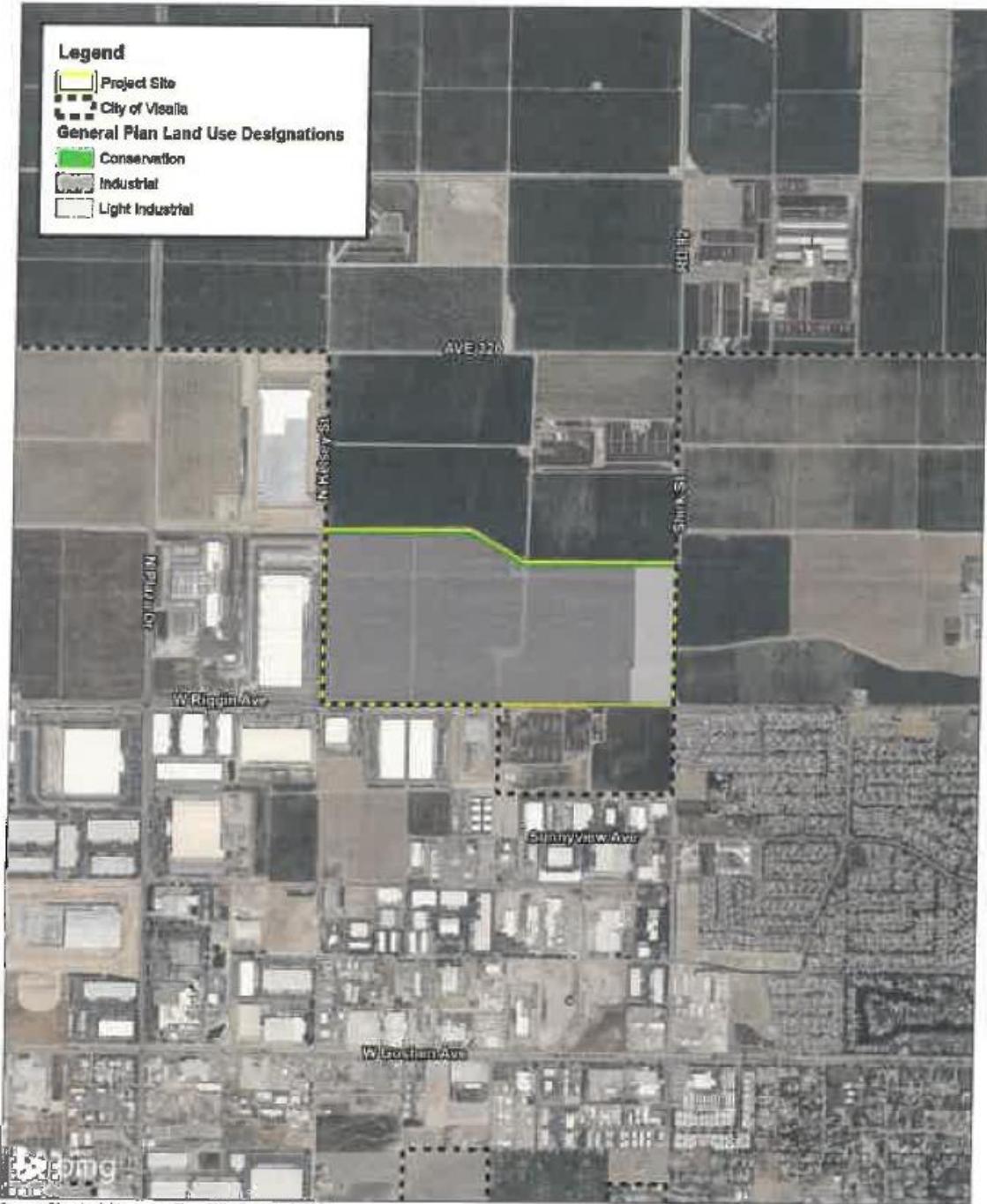


Exhibit C  
Proposed General Plan  
Land Use Designations