

Notice of Preparation of a Draft Environmental Impact Report

Notice is Hereby Given: The City of Woodlake (City) is the Lead Agency on the below-described project and has prepared an Initial Study and Notice of Preparation (IS/NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The complete project description, location and the potential environmental effects are contained in the Initial Study. Those environmental issues that have been determined to have no impact, or to be less than significant are detailed and evaluated in the Initial Study. The Initial Study also lists potentially significant environmental issues that will require detailed analysis and technical studies that will need to be prepared for the forthcoming EIR to determine the level of significance of the environmental effect. The IS/NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Specifically, we are requesting that commenters provide comments on the Initial Study, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the Initial Study and scope and content of the forthcoming EIR.

Project Title: Concord Center Industrial Project

Project Location: The proposed Project is located on the southwest corner of Road 204 and Avenue 344 (State Route 216) on APN 060-170-071 and -098. Woodlake is bisected by SR 216 and SR 245 and the City is situated five miles north of SR 198.

Project Description: A full project description and relevant maps are included in the Initial Study. To summarize, the Project Applicant intends to construct and operate a 17.8-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, and distribution which is allowable with a Conditional Use Permit. Project components include:

- A Tentative Parcel Map to allow for the division of the existing parcels into 13 parcels, ranging in size of between 42,000 and 62,000 square feet each.
- Constructing and operating one building on each lot, ranging from 10,000 to 22000 square feet each, for a total of up to 210,000 square feet of industrial space.
- Constructing internal access roads, parking spaces and associated landscaping.
- Connecting the Project to the existing City water, wastewater, and stormdrain systems.
- Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the IS/NOP must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from September 20, 2019 to October 21, 2019. Copies of the IS/NOP can be reviewed at the City of Woodlake, 350 N. Valencia Avenue, Woodlake, CA 93286.

Please send your comments to Jason Waters, Community Services Director at the address shown above. Please provide the name and return mailing address for a contact person in your agency (if applicable).