

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 #: 2019090505

Project Title: Concord Center Industrial Project

Lead Agency: City of Woodlake

Contact Name: Jason Waters, Community Development Director

Email: jwaters@ci.woodlake.ca.us

Phone Number: 559.564.8055

Project Location: Woodlake
City

Tulare
County

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

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.

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

Cultural Resources: While no historic resources were discovered during the investigations, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered historic resources. This is considered a potentially significant impact; however, implementation of Mitigation Measure CUL-1 and CLU-2 will ensure that significant impacts remain less than significant with mitigation incorporation. Mitigation includes worker education, construction monitoring by the construction supervisor, and stopping all construction and contacting authorities in the event of uncovered resources.

Traffic: The Project shall be responsible for paying its fair share cost percentages and/or constructing improvements as detailed in Table 3.11 of the EIR, subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City of Woodlake. This shall be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City of Woodlake.

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

Controversy known to the Lead Agency:

No known areas of controversy are known regarding this project.

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

Regional Water Quality Control Board
San Joaquin Valley Air Pollution Control District
California Department of Fish & Wildlife
Central Valley Flood Protection Board