

Notice of Availability of Environmental Impact Report

Notice is Hereby Given: The City of Woodlake (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) (SCH#2019090505) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The EIR is available for review and public comment on this document is invited for a 45-day period from January 1, 2020 to February 14, 2020.

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 060-170-010. 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 EIR. 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 parcel 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 22,000 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 comments on the EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from January 1, 2020 to February 14, 2020. Copies of the EIR 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).