

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-7396  
FAX (559) 488-4088  
TTY 711  
www.dot.ca.gov



Making Conservation  
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Governor's Office of Planning & Research

**MAY 26 2020**

May 26, 2020

**STATE CLEARINGHOUSE**

06-TUL-216-13.07  
FINAL EIR  
INDUSTRIAL-RETAIL COMPLEX  
CONCORD CENTER (4)  
WOODLAKE, CA  
SCH # 2019090505

**SENT VIA EMAIL**

Mr. Jason Waters  
Community Services Director  
City of Woodlake  
350 N. Valencia Boulevard; Suite 2  
Woodlake, CA 93286

Dear Mr. Waters:

Thank you for the opportunity to review the Final Environmental Impact Report (EIR) for the Concord Center Industrial Project.

- The Project proposes various industrial uses allowed by the zone district, including cannabis cultivation, manufacturing, and distribution which is allowed with a Conditional Use Permit.
- A Tentative Parcel Map will be processed to divide the approximately 17.8-acre site into 13 lots, ranging in size from 42,000 square feet (sf) to 62,000 sf each. Each lot will be developed with a building ranging in size from 10,000 sf to 22,000 sf, for a potential total of 210,000 sf of building floor space.
- The project site is located at the southeast corner of State Route (SR) 216 (Avenue 344/Naranjo Blvd.) and Road 204 (Blair Road). Access to the site is provided from SR 216 (Avenue 344/Naranjo Blvd.) and Road 204 (Blair Road) via a shared driveway and access road to each building lot.
- Site improvements and building construction will occur in one phase, anticipated to be completed within 2 years.
- The EIR indicated that the Project at full build-out will employ up to 30 full time staff and will operate from 8am to 5pm, up to seven days per week.
- According to the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 210,000 square feet of general light industrial space is estimated to generate 1,467 daily vehicle trips with 179 trips during the PM peak hour.

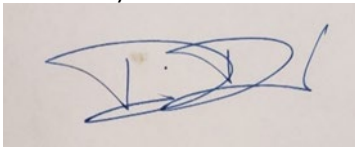
The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Pages 11 & 12 of the Final EIR identify the Project's responses to the Caltrans February 14, 2020 comment letter on the Draft EIR.
2. Caltrans concurs with the Projects responses and the text changes proposed in the FINAL EIR.
3. The following comments apply to the Project's site plan:
  - No parking would be allowed along SR 216.
  - The site plan should show that the Surface Transportation Assistance Act (STAA) design vehicle adequately completes all the required turning movements at the intersection of SR 216 and Blair Road (aka: Road 204).

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL  
Associate Transportation Planner  
Transportation Planning – North