

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
 a California Way of Life

Governor's Office of Planning & Research

MAY 27 2020

May 26, 2020

STATE CLEARINGHOUSE

06-TUL-216-13.49

FINAL EIR

LIGHT INDUSTRIAL COMPLEX - 7 POINTS (4)

WOODLAKE, CA

SCH # 2019090507

SENT VIA EMAIL

Mr. Jason Waters
 Community Service Director
 City of Woodlake
 350 N. Valencia Avenue, Suite 2
 Woodlake, CA 93286

Dear Mr. Waters:

Thank you for the opportunity to review the Final Environmental Impact Report (FEIR) for a proposed Light Industrial Complex (Project):

- The Project proposed various industrial uses allowed by the zone district, including cannabis cultivation, manufacturing, and distribution which is allowed with a Conditional Use Permit.
- A Tentative Subdivision Map will be processed to divide the approximately 20-acre site into 15 lots, ranging in size from .44-acres to 1.17-acre. Each lot will be developed with a building ranging in size from 5,100 square feet (sf) to 27,500 sf, for a total of 335,000 sf of building floor space.
- According to the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 335,000 square feet of general light industrial space is estimated to generate 2,304 daily vehicle trips with 265 trips during the PM peak hour.
- The EIR indicated that the Project at full build-out will employ up to 40 full time staff and will operate from 8am to 5pm, up to seven days per week. Site improvements and building construction will occur in one phase, anticipated to be completed within 2 years.
- Access to the site is provided from Ropes Avenue via a shared driveway and access road to each building lot.
- The Project site is located at the southeast corner of Ropes Avenue and Mulberry Street, approximately ¼ mile south of State Route (SR) 216 and ¾ mile west of SR 245.

Mr. Jason Waters - LIGHT INDUSTRIAL COMPLEX - 7 POINTS (4)

May 26, 2020

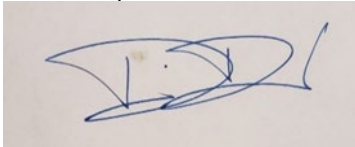
Page 2

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. Page 9 of the Final EIR identifies 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Deel', is shown on a light-colored background.

DAVID DEEL

Associate Transportation Planner
Transportation Planning – North

copy via email: Mr. Ramon Lara, City Administrator, Woodlake