

Notice of Preparation

To: All Interested Parties
Subject: Draft Environmental Impact Report for the Project Riverwood Fulfillment Center
Date: October 2, 2021

Lead Agency Name and Address: Madera County 200 W. 4 th St. Suite 3100 Madera, CA 93637	Contact Person and Phone Number: Jamie Bax, Deputy Director of Community and Economic Development-Planning (559) 675-7821 Ext. 3221
--	---

Madera County will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed Project Riverwood Fulfillment Center project. The Madera County Community and Economic Development Department will prepare the EIR and is requesting information from any interested parties as to the scope and content of the environmental information to be included in the EIR. If you represent an agency with statutory responsibilities in connection with the proposed project, your agency will need to use the EIR prepared by Madera County when considering issuance of permits or other approvals for the project.

Due to the time limits mandated by State law, your written response to this Notice of Preparation (NOP) must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The response deadline is November 1, 2021. Please send your response to Jamie Bax at the address shown above or via email at jamie.bax@maderacounty.com.

A scoping meeting will be conducted by the County to receive public and agency input on the scope of environmental issues to be addressed in the EIR. The scoping meeting will be held on October 21, 2021, at 4:00 p.m., at the Madera County Government Center 200 W 4th Street, Madera, Third Floor Hearing Room. Participation in the scoping meeting will also be available via teleconference/webinar using the following website or phone number:

Website: <https://global.gotomeeting.com/join/420850877>

Phone: 408-650-3123 Access Code: 420-850-877

Project Title: Project Riverwood Fulfillment Center	Project Location (see attached figure): Unincorporated Madera County Northeast of State Route 99; south of Avenue 7 Assessor's Parcel Numbers (APNs) 048-270-014 and 048-270-016
---	--

Project Description: The proposed project would construct and operate a new industrial building northeast of Highway 99 and south of Avenue 7 on a 122-acre site in unincorporated Madera County. The proposed project includes an approximately three million-square-foot industrial building to be used as an e-commerce storage and distribution facility. The building would include five levels with a total height of approximately 100 feet. Level 1 would serve to facilitate material handling equipment and warehouse uses and would be approximately 635,000 square feet (sf) in area, including approximately 39,000 sf of office space, breakrooms, and other ancillary space. Levels 2 through 5 would house an automated storage and retrieval system with storage units moved by low profile robotic equipment. The total floor area of the proposed facility is approximately 2,900,000 sf. The facility would operate 24-hours a day, 365 days per year. The proposed site plan includes 325 trailer stalls and approximately 1,800 parking stalls, including ADA and EV-ready stalls. The proposed building footprint would occupy approximately 15 acres. Approximately 37 acres of the site would be paved for parking, driveways, and other vehicle and pedestrian areas. Other areas of the site would be used for stormwater collection, landscaped, or undisturbed. Estimated water use is approximately 35,000 gallons per day and water supply is anticipated to be obtained via groundwater wells. The proposed project includes construction and operation of an onsite wastewater treatment plant to serve the facility and a water storage tank and pumphouse for emergency fire suppression. Access to the site is proposed to be provided with five access driveways connecting with Avenue 7. The project may include offsite road and utility infrastructure improvements.

The County has determined that an EIR is the appropriate CEQA document for the current application. The EIR will evaluate environmental resource issues as identified in Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et sec.) including, but not be limited to, the following resource subjects: aesthetics, agriculture, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

Notice of Preparation

Project Location

