

Notice of Preparation of a Draft Environmental Impact Report

Notice is Hereby Given: The City of Woodlake (City) is the Lead Agency on the below-described project and has prepared an Initial Study and Notice of Preparation (IS/NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The complete project description, location and the potential environmental effects are contained in the Initial Study. Those environmental issues that have been determined to have no impact, or to be less than significant are detailed and evaluated in the Initial Study. The Initial Study also lists potentially significant environmental issues that will require detailed analysis and technical studies that will need to be prepared for the forthcoming EIR to determine the level of significance of the environmental effect. The IS/NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Specifically, we are requesting that commenters provide comments on the Initial Study, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the Initial Study and scope and content of the forthcoming EIR.

Project Title: Woodlake Holdings Industrial Park

Project Location: The proposed Project is located on the east side of Blair Road, south of Ropes Avenue on multiple APNs, including: 060-170-105, -106, 060-160-044 and -059.

Project Description: A full project description and relevant maps are included in the Initial Study. To summarize, the Project Applicant intends to expand an existing industrial area by developing a 47-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, distribution and retail, which is allowable with a Conditional Use Permit. The site will operate from 7am to 6pm Monday through Friday. The facility's electrical needs will continue to be serviced by existing Southern California Edison connections that have been assessed as sufficient for full operation of allowable industrial uses, including indoor/mixed light cannabis cultivation. Once a business is established, water needs for the grow houses will be serviced by existing deep-water wells while water needs for the distribution facilities and sanitary facilities will be provided by the City. Stormwater will be kept on-site and wastewater will be connected to the City's existing system. A Conditional Use Permit, lot line adjustment and Tentative Parcel Map will be required to accommodate the proposed Project.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the IS/NOP must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from May 4, 2022 to June 3, 2022. Copies of the IS/NOP can be reviewed at the City of Woodlake, 350 North Valencia Blvd., Woodlake, CA 93286 or on the City's website at <https://cityofwoodlake.com/departments/planning/>

Please send your comments to Jason Waters, Community Development Director at the address shown above or by email: jwaters@ci.woodlake.ca.us and please provide the name and return mailing address for a contact person in your agency (if applicable).