Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022040640

Project Title: Woodlake Holdings Industrial Park

Lead Agency: City of Woodlake

Contact Name: Rebecca Griswold, Community Development Director

Email: rgriswold@ci.woodlake.ca.us Phone Number: 559.564.8055

Project Location: Woodlake (*City*) Tulare (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Project Applicant intends to expand an existing industrial area by developing a 113-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, testing, distribution and retail, which is allowable with a Conditional Use Permit. Approximately 61 acres of land are currently designated Urban Reserve by the General Plan and will be redesignated as Industrial as part of the Project.
Project Components
• Constructing and operating an industrial park with seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space.
• Constructing internal access roads, 700 parking spaces and associated landscaping.
• Connecting the Project to the existing City water, wastewater, and stormdrain systems. Any grow operations will utilize the existing well connection for water.
• Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.
• Constructing three new ponding basins of 7.93 Ac ft, 8.42 Ac ft, and 16.42 Ac ft.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR determined that significant impacts would occur due to conversion of Agricultural Resources. Mitigation is included to reduce potential impacts to:

Biological resources - preconstruction surveys to protect kit fox, burrowing owl, nesting birds and bats.
Cultural resources- project construction activities will stop if buried cultural resources are found
Traffic- intersection improvement fees will be paid and sidewalk and curb ramp improvements fees will be paid.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Controversy known to the Lead Agency:

No known areas of controversy are known regarding this project.

Provide a list of the responsible or trustee agencies for the project.

Caltrans
Regional Water Quality Control Board
San Joaquin Valley Air Pollution Control District
California Department of Fish & Wildlife
CalCannabis
Department of Conservation