

City of Woodlake Civic Center

Supplemental Information

Categorical Exemption – Section 15332

Project Location and Setting

The proposed new Civic Center would be constructed across from the existing City Hall. The Civic Center would be constructed on City-owned property at 321 and 333 N. Valencia Blvd, at the NW corner of N. Valencia Blvd and Lakeview Avenue. Two residences currently exist on-site and would be demolished as part of the proposed Project. Residences are to the north and west, City Hall and the US Post Office are to the east, and commercial development is to the south.

Project Description

The proposed 10,300 square foot City Hall would be constructed on an urbanized site and would also include drought tolerant landscaping, 21 parking spaces, a trash enclosure, site lighting, and connection to existing city services. The new City Hall building would serve three functions within a joint lobby:

1. Police Department Administration (Dispatch, Records, Administration)
2. City Hall Administration (Administration, Accounting, Planning, Permits, Parks and Rec, Council Chambers, Lobby)
3. Citizen Service Center

City Hall staff and Police Department Administrative staff would be housed within the new Civic Center. Other Police personnel would remain at the existing City Hall/Police Department. The Citizen Service Center would be available to the public for community meetings, used as a heating/cooling center throughout the year and will be equipped with technology that will allow it to function as a base of operations for emergency services.

Construction is expected to begin in early 2024 or as soon as approvals, authorizations and funding are received.

Categorical Exemption, Section 15332

The project meets the conditions for Categorical Exemption 15332 of the State CEQA Guidelines. The following provides the requirements of Categorical Exemption 15322 as well as the applicability of each component of the Exemption to the proposed Project.

15332 – In-Fill Development Projects

Projects qualifying for the in-fill development project exemption must meet all of the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Response: The site is currently designated as Professional Office by the Woodlake General Plan and is zoned PO (Public Office). Construction and operation of the Civic Center is an allowable use within the land use designation and applicable general plan policies and zone district and associated regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Response: The site is at the NW corner of Valencia Blvd. and Lakeview Avenue, on an approximately 0.82-acre site. The site is completely surrounded by urban uses. Residences are to the north and west, City Hall and the US Post Office are to the east, and commercial development is to the south.

(c) The project site has no value as habitat for endangered, rare or threatened species.

Response: The site is currently built-out by two residences and associated landscaping, which will be demolished as part of the project. The site is regularly disturbed by passing vehicles, lawn mowing, and other common residential disturbances. There is no valued habitat for special-status species on-site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Response: The site is currently built-out with urban uses which would be demolished with Project implementation. The proposed Civic Center would draw employees from the existing City Hall facility and would not significantly increase the amount of traffic, noise, or air quality emissions in the area. The Civic Center would connect to City water and would not degrade the existing water quality of the area.

(e) The site can be adequately served by all required utilities and public services.

Response: As the site is currently built-out with urban uses, the Civic Center would utilize the existing utility connections and public services.

Determination

The City has evaluated the project within the context of CEQA and has determined that the project qualifies for Categorical Exemption 15332 (a) through (e). The City will adopt the Project's Categorical Exemption through a resolution.