

Addendum

Concord Center Industrial Development Project

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SECTION ONE – INTRODUCTION

This environmental document is an Addendum to the *Concord Center Industrial Project* (Approved Project) Environmental Impact Report (EIR), certified on May 26, 2020 (State Clearinghouse (2019090505), by the City of Woodlake.

In order to include additional Project operational information, the City has determined that an Addendum should be prepared to the previous Project EIR. As demonstrated in this Addendum, there will be minor additional impacts and the EIR continues to serve as the appropriate document addressing the environmental impacts of these changes, pursuant to California Environmental Quality Act (CEQA).

1.1 Addendum Purpose

When a proposed project is changed or there are changes in environmental setting, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines Sections 15162 and 15164 sets forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent EIR is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environment impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact been found to be feasible.

Based upon the information provided in Section Three of this document, implementation of the modified Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the EIR, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present.

As such, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the modified Project.

1.2 Environmental Analysis and Conclusions

The previously Approved Project was evaluated under CEQA with an EIR that was certified in 2020. This Addendum addresses the environmental effects associated with the Project to

determine if there are any new or increased environmental impacts due to implementation of the Project within the current regulatory and environmental setting. The conclusions of the analysis in this Addendum remain consistent with those made in the original EIR. No new significant impacts will result, and no substantial increase in severity of impacts will result from those previously identified in the EIR.

1.3 Incorporation by Reference

In compliance with CEQA Guidelines Section 15150, this Addendum has incorporated by reference the *Concord Center Industrial Project*, certified on May 26, 2020 (State Clearinghouse #2019090505). Information from this document incorporated by reference into this Addendum have been briefly summarized in the appropriate section(s) which follow, and the relationship between the incorporated part of the referenced document and this Addendum has been described. The documents and other sources which have been used in the preparation of this Addendum can be found as footnotes in the sections where they are referenced.

1.4 Addendum Process

As described in Section 1.1, an addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.¹ An addendum need not be circulated for public review but can be included in or attached to the Final EIR or Negative Declaration.² The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.³ Once adopted, the Addendum, along with the original EIR or Negative Declaration, is placed in the Administrative Record, and the CEQA process is complete. A copy of the Addendum will be transmitted to the State Clearinghouse.

¹ CEQA Guidelines, Section 15164(a)

² CEQA Guidelines, Section 15164(c)

³ CEQA Guidelines Section 15164(d)

SECTION TWO – PROJECT DESCRIPTION

2.1 Location and Setting

The City of Woodlake is located in Tulare County in the southern part of the San Joaquin Valley. Woodlake is 15 miles northeast of Visalia and 20 miles west of Sequoia National Park. Woodlake is bisected by State Route 216 which runs east and west, and State Route 245, which runs north and south. The community is situated five miles north of State Route 198, a major east/west route that connects the coast range with the Sierras.

The proposed Project is located on the southwest corner of Road 204 and Avenue 344 (State Route 216) on APNs 060-170-071 and -098. The proposed Project site is currently fallow, historically planted in fruit orchards. Lands surrounding the proposed Project are described as follows:

- North: Unincorporated agricultural land, industrial use within City limits on the corner wedge.
- South: Agricultural land/ rural residential.
- East: Agricultural land/ rural residential.
- West: Industrial

2.2 Project Description

As discussed in the original EIR, the Project includes the construction and operation of an industrial center that will allow various industrial uses allowable by the zone district, including cannabis cultivation and distribution which is allowable with a Conditional Use Permit. Specific Project components include:

- A Tentative Parcel Map to allow for the division of the existing parcel 060-27-010 into 13 parcels, ranging in size of between 42,000 and 62,000 square feet each.
- Constructing and operating one building on each lot, ranging from 10,000 to 22,000 square feet each, for a total of up to 210,000 square feet of industrial space.
- Constructing internal access roads, parking spaces and associated landscaping.
- Connecting the Project to the existing City water, wastewater, and stormdrain systems.
- Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.

Approved Project Operations

The project at full build-out will house thirteen individual industrial businesses either allowable within the Industrial (I) Zone District or cannabis businesses allowable with the approval of an individual Conditional Use Permit. Cannabis businesses could include various aspects of processing, including, but not limited to cultivation, storage, drying, greenhouse space and packaging. It is assumed that the Project at full build-out will employ up to 30 full-time staff and will operate from 8am to 5pm, up to seven days per week. According to the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 210,000 square feet of general light industrial space is estimated to generate 1,467 daily vehicle trips.

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 uses industrial uses, including indoor/mixed light cannabis cultivation.

Once a business is established, water needs, including cultivation water needs for cannabis will be serviced by an existing on-site well or by connecting to City water, while water for sanitary facilities for the entire complex will come from the City. Stormwater will be kept on-site and wastewater, including sewer use, will be serviced by on-site septic systems.

To accommodate this Project, the following City of Woodlake entitlements are required:

- Tentative Parcel Map to divide the existing parcel into 13 separate parcels
- Conditional Use Permit to operate under a Cannabis Business License (Cultivation, Manufacturing, and Distribution) for cannabis businesses

Modified Project Operations

Specific operational details for Lot #4, Parcel 2 of the Woodlake Concord Center are now known and can be incorporated into the analysis, specifically the sites energy and water demands.

Cultivation operations will take place inside the 10,267 sqft metal building. The building will have four flowering rooms and one vegetation room. Each flower room will have 60 1000w HPS lights, four 8-ton variable refrigerant flow HVAC units, and four 5'x55' single level rolling benches. The vegetation room will have 40 1000w HPS lights, two 10-ton variable refrigerant flow HVAC units, four 5'x32', one 4'x8', and one 4'x19' single level rolling benches. The HVAC is a heat pump system that uses variable refrigerant flow technology to only use the cooling/power that the rooms call for, saving electricity when the cooling demand is not needed. Grow rooms are sealed to prevent odor from escaping and are made from insulated metal paneling. Site energy demand for development on Lot #4 is estimated to be 1,000,000 kwh/year, which is an increase over the 495,600 kWh/year the original EIR analyzed.

The site will utilize a water reclamation system in the cultivation rooms, which will recycle water from the HVAC and dehumidifiers. Each room will have an independent drainage system for the condensate, as well as the grow tables. The reclamation system will pump the wastewater from the cultivation room into a 1,000-gallon storage tank where the water will be sterilized and filtered, then fed back into the irrigation system. Cultivation will require approximately 1,300 gallons of water per day. Approximately 800 gallons of that water will be recycled back into the system, requiring a net of 500 gallons of water per day.

SECTION THREE – CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environment result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect).⁴

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the EIR prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in modification to the conclusion of the certified EIR.

3.1 Checklist Evaluation Categories

Conclusion in Prior EIR – This column provides a cross reference to the section of the EIR where the conclusion may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Impacts? – Pursuant to CEQA Guidelines Section 15162(a)(1), this column indicates whether the changes represented by the revised project will result in new significant environmental impacts not previously identified or mitigated by the EIR, or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

New Circumstances Involving New Impacts? – Pursuant to CEQA Guidelines Section 15162(a)(2), this column indicates where there have been substantial changes with respect to the circumstances under

⁴ CEQA Guidelines Section 15162

which the project is undertaken that will require major revisions to the EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New Information Requiring Analysis or Verification? – Pursuant to CEAQA Guidelines Section 15162(a)(3)(a-d), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete.

Certified EIR Mitigation Measures – Pursuant to CEQA Guidelines Section 15162(a)(3), this column indicates whether the EIR provides mitigation measures to address effects in the related impact category.

3.2 Environmental Analysis

As explained in Section One, this comparative analysis has been undertaken pursuant to the provisions of CEQA Sections 15162 and 15164 to provide the City with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the EIR was certified require additional environmental review or preparation of a Subsequent EIR to the EIR previously prepared.

As described in Section Two, Project-specific details regarding energy and water demand are now known and the energy demand is higher than what analyzed in the original EIR. Because of this, new analysis for impacts within the Project area is provided in this Section of the Addendum on the following pages.

I. AESTHETICS

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect on a scenic vista?	Less Than Significant.	No. There are no identified scenic vistas in the area.	No. There are no identified scenic vistas in the area.	No. There are no identified scenic vistas in the area.	None.
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant.	No. There are no scenic resources in the project area.	No. There are no scenic resources in the project area.	No. There are no scenic resources in the project area.	None.
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant.	No. The project would not substantially degrade site existing visual character.	No. The project would not substantially degrade site existing visual character.	No. The project would not substantially degrade site existing visual character.	None.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant.	No. The project would not create a source of substantial light or glare.	No. The project would not create a source of substantial light or glare.	No. The project would not create a source of substantial light or glare.	None.
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DISCUSSION

The previously certified EIR determined that the proposed Project would have no significant impacts to aesthetic resources. No additional construction activities will occur other than as stated in the certified EIR. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

II. AGRICULTURAL AND FORESTRY RESOURCES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	No Impact.	No. The project will not remove any land from agricultural production.	No. The project will continue to not remove any land from agricultural production.	No. The proposed project remains the same concerning agricultural resources.	None.
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact.	No. The project will not remove any land from agricultural production.	No. The project will not remove any land from agricultural production.	No. The proposed project remains the same concerning agricultural resources.	None.
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact.	No. The project will not remove any land from agricultural production.	No. The project will not remove any land from agricultural production.	No. The proposed project remains the same concerning agricultural resources.	None.
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact.	No. There is no forest land on site.	No. There is no forest land on site.	No. There is no forest land on site.	None.
e. Involve other changes in the existing	No Impact.	No. The project will	No. The project will	No. The project will	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		not remove any land from agricultural production.	not remove any land from agricultural production.	not remove any land from agricultural production.	

DISCUSSION

As discussed in the certified EIR, the Project site is located in an area of the City considered Prime Farmland and Farmland of Statewide Importance by the State Farmland Mapping and Monitoring Program. As the site is designated Industrial by the City's General Plan, agricultural conversion impacts were analyzed in the Woodlake General Plan, 2008-2088 EIR (Sch#2008101159) and a Statement of Overriding Consideration was adopted by the City. No new construction activities are proposed as part of the modified Project and as such, the modified Project operations do not have the potential to result in the conversion of farmland to non-agricultural uses or forest land to non-forestland. There is no impact.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The Project will have continue to have no impact on agricultural or forestry resources.

III. AIR QUALITY

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact.	No. The project would not create new significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	No. The project would not create new significant increases in air emissions that would conflict or obstruct implementation of an available air quality plan.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	None.
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	Less Than Significant Impact.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	None.
c. Expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant Impact.	No. The project would not expose sensitive receptors to substantial	No. The project would not expose sensitive receptors to substantial	No. The project would not expose sensitive receptors to substantial	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
		pollutant concentrations.	pollutant concentrations.	pollutant concentrations.	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant Impact.	No. The project would not result in other emissions that would affect a substantial number of people.	No. The project would not result in other emissions that would affect a substantial number of people.	No. The project would not result in other emissions that would affect a substantial number of people.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts on air quality. The estimated annual operational emissions of the industrial facility were estimated by utilizing the California Emissions Estimator (CalEEMod) version 2016.3.2 (Appendix A of the original IS/NOP) and assumed emissions generated by 210,000 square feet of industrial space and emissions generated by 1,467 vehicle trips per day.

Changes to the proposed Project include finer operational details and a greater electrical demand than previously analyzed; however, none of the proposed changes will impact air emissions. Total Project operations will continue to be lower than SJVAPCD's thresholds for ROG, NO_x, PM₁₀ and PM_{2.5}.

Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

IV. BIOLOGICAL RESOURCES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less Than Significant Impact with Mitigation Incorporation.	No. There are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	No. There are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	No. There are no changes to the Project description that would result in an increase in biological impacts from the previous EIR.	Yes. BIO-1
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact.	No. The site does not contain any biologically unique or riparian habitat.	No. The site does not contain any biologically unique or riparian habitat.	No. The site does not contain any biologically unique or riparian habitat.	None.
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact.	No. The site does not contain any wetlands or other waters that would be impacted.	No. The site does not contain any wetlands or other waters that would be impacted.	No. The site does not contain any wetlands or other waters that would be impacted.	None.
d. Interfere substantially with the movement of	No impact.	No. The project will not	No. The project will not	No. The project will not	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		interfere with any fish or wildlife movement or corridors.	interfere with any fish or wildlife movement or corridors.	interfere with any fish or wildlife movement or corridors.	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant.	No. No additional construction is proposed.	No. No additional construction is proposed.	No. No additional construction is proposed.	None.
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact.	No. The Project is not subject to any adopted biological conservation plans.	No. The Project is not subject to any adopted biological conservation plans.	No. The Project is not subject to any adopted biological conservation plans.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant with mitigation incorporation to no impacts on biological resources. The Project site is highly disturbed and has a few large trees along the site perimeter that may serve as habitat for bird species. Mitigation Measure BIO-1 is included to reduce any potential impacts to protected migratory bird species to less than significant. No aquatic or wetland features occur on the proposed Project site; therefore, jurisdictional waters are considered absent from the site. Land surrounding the site is highly disturbed and consists of streets, industrial facilities, active agriculture, and commercial buildings.

No new construction activities are proposed as part of the modified Project and the modified Project operations do not have the potential to further impact biological resources beyond what was previously analyzed in the original EIR.

FINAL EIR MITIGATION MEASURES

BIO-1

To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the start of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas, including within 250 feet in the case of raptor nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has failed for non-construction related reasons.

CONCLUSION

The conclusions from the EIR remain unchanged.

V. CULTURAL RESOURCES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified Mitigation Measures
<i>Would the project:</i>					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Less Than Significant Impact with Mitigation Incorporation.	No. There are no known historic or archaeological resources exist on site.	No. There are no known historic or archaeological resources exist on site.	No. There are no known historic or archaeological resources exist on site.	Yes. CUL-1 & CUL-2.
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less Than Significant with Mitigation Incorporation.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known historic or archaeological resources exist on site.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known historic or archaeological resources exist on site.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known historic or archaeological resources exist on site.	Yes. CUL-1 & CUL-2.
c. Disturb any human remains, including those interred outside of formal cemeteries?	No Impact.	No. The clarification of site operational details and the extra electrical demand will not disturb human remains.	No. The clarification of site operational details and the extra electrical demand will not disturb human remains.	No. The clarification of site operational details and the extra electrical demand will not disturb human remains	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts to cultural resources, with mitigation implemented. A search was conducted at the California Historic Resources Information System that included the entire project area. As discussed in the original

EIR, although no known cultural or archaeological resources or human remains exist on site, the possibility exists that such resources or remains may be discovered during Project site preparation, excavation and/or grading activities. Mitigation Measures CUL-1 and CUL-2 will continue to be implemented to ensure that the Project will result in less than significant impacts with mitigation.

FINAL EIR MITIGATION MEASURES

- CUL – 1** Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Woodlake, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).
- CUL – 2** In order to ensure that the proposed project does not impact buried human remains during project construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the issuance of any grading permit, the project proponent shall provide the City of Woodlake with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Tulare County Coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and

conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.

CONCLUSION

The conclusions from the EIR remain unchanged.

VI. ENERGY

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation?	Less Than Significant.	No. The Project will not result in inefficient or wasteful use of energy during construction or operation.	No. The Project will not result in inefficient or wasteful use of energy during construction or operation.	Yes. The potential energy demand of the Project is now estimated to be 1,000,000 kwh per year.	None.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant.	No. The Project does not conflict with any applicable energy use plans.	No. The Project does not conflict with any applicable energy use plans.	No. The Project does not conflict with any applicable energy use plans.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts to energy resources.

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, and pipes. Title 24 Building Energy Efficiency Standards provide guidance on construction techniques to maximize energy conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. No changes to be made to the energy resource demand during site construction and as such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

The annual Project electricity use was estimated to be 495,600 kWh/year utilizing the CalEEMod program, and the modeling output files and assumptions are provided in Appendix A of the NOP. Specific site operational energy required for the Project is now known to be approximately 1,000,000 kWh/year, which is just over double what the original EIR analyzed. The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects will not result in the inefficient, wasteful, or unnecessary consumption of energy. Additionally, the site has been assessed by Southern California Edison (SCE) (the site's electricity provider) and SCE has provided plans to set up site equipment which will ensure the site has access to the electricity they require (see Attachment A) for Project operations.

As stated previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation. No new impacts will result from modifications to Project operations.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the original EIR remain unchanged.

VII. GEOLOGY AND SOILS

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less Than Significant Impact.	No. The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	No. The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	No. The project would not be exposed to fault rupture. However, current building code regulations will be required to be implemented to address potential ground shaking.	None.
ii. Strong seismic ground shaking?	Less Than Significant.	No. The project would not increase exposure to risks associated with strong seismic ground shaking. However, current	No. The project would not increase exposure to risks associated with strong seismic ground shaking. However, current building code	No. The project would not increase exposure to risks associated with strong seismic ground shaking. However, current building code	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
		building code regulations will be required to be implemented to address potential ground shaking.	regulations will be required to be implemented to address potential ground shaking.	regulations will be required to be implemented to address potential ground shaking.	
iii. Seismic-related ground failure, including liquefaction?	Less Than Significant.	No. The project would not increase exposure to seismic-related ground failure including liquefaction.	No. The project would not increase exposure to seismic-related ground failure including liquefaction.	No. The project would not increase exposure to seismic-related ground failure including liquefaction.	None.
iv. Landslides?	Less Than Significant.	No. The project would not increase exposure to landslides.	No. The project would not increase exposure to landslides.	No. The project would not increase exposure to landslides.	None.
b. Result in substantial soil erosion or the loss of topsoil?	Less Than Significant.	No. The project would not result in soil erosion or the loss of topsoil.	No. The project would not result in soil erosion or the loss of topsoil.	No. The project would not result in soil erosion or the loss of topsoil.	None.
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral	Less Than Significant Impact.	No. The project would not increase exposure to risks associated with unstable	No. The project would not increase exposure to risks associated with unstable geologic units or soils.	No. The project would not increase exposure to risks associated with unstable geologic units or soils.	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
spreading, subsidence, liquefaction or collapse?		geologic units or soils.			
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	Less Than Significant.	No. The project would not increase exposure to risks associated with expansive soil.	No. The project would not increase exposure to risks associated with expansive soil.	No. The project would not increase exposure to risks associated with expansive soil.	None.
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Less Than Significant Impact.	No. The project would not implement septic tanks or alternative wastewater disposal systems.	No. The project would not implement septic tanks or alternative wastewater disposal systems.	No. The project would not implement septic tanks or alternative wastewater disposal systems.	None.
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known paleontological resource or unique geologic features exist on site.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known paleontological resource or unique geologic features exist on site.	No. The clarification of site operational details and the extra electrical demand will not create any new impacts. No known paleontological resource or unique geologic features exist on site.	None.

DISCUSSION

The original EIR identified that no active faults underlay the project site and no erosion or loss of topsoil will occur. The Project site is not located within a currently designated Earthquake Fault Zone (formerly Alquist-Priolo Earthquake Fault Zone). The project does not include the use of septic tanks or other alternative wastewater disposal systems. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed.

Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

VIII. GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant.	No. The project would not generate a significant amount of greenhouse gas emissions.	No. The project would not generate a significant amount of greenhouse gas emissions.	No. The project would not generate a significant amount of greenhouse gas emissions.	None.
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant.	No. The project would not conflict with an applicable GHG reduction plan.	No. The project would not conflict with an applicable GHG reduction plan.	No. The project would not conflict with an applicable GHG reduction plan.	None.

DISCUSSION

As discussed in the original EIR, the proposed Project would generate exhaust-related GHG emissions during construction resulting from construction equipment operation, material haul and delivery trucks, and by trips by construction worker vehicles. The SJVAPCD has implemented a guidance policy for development projects within their jurisdiction. This policy, “Guidance for Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA,” approved by the Board on December 17, 2009, does not address temporary GHG emissions from construction, nor does this policy establish numeric thresholds for ongoing GHG emissions.

The certified EIR included estimates of annual CO₂ production during construction and operations, and to be conservative, emissions generated during construction activities were amortized over 30 years and added to the annual operational emissions, which resulted in 2,702.08 MT/yr of CO₂ emissions, or 11 percent of the US EPA reporting threshold (see Appendix A of the original NOP). Modified Project operations include the addition of specific operational practices, including an increased energy demand.

The modified Project operations will not generate greenhouse gasses that were not accounted for in the original EIR. Therefore, the proposed Project would not result in a substantial increase in operational GHG emissions. As such, the proposed Project would not interfere or obstruct implementation of an applicable GHG emissions reduction plan. The proposed Project would be consistent with all applicable local plans, policies, and regulations for reducing GHG emissions. Any impacts related to GHG emissions would continue to be less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

IX. HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant.	No. The project would not create new or increased impact involving hazardous materials.	No. The project would not create new or increased impact involving hazardous materials.	No. The project would not create new or increased impact involving hazardous materials.	None.
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant.	No. The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	No. The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	No. The project would not create additional significant hazard to the public or environmental through reasonably foreseeable upset and accident conditions.	None.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact.	No. There continues to be no school within one-quarter mile of the site.	No. There continues to be no school within one-quarter mile of the site.	No. There continues to be no school within one-quarter mile of the site.	None.
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No Impact.	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	No. The project is not designated as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	None.
e. For a project located within an airport land	Less Than Significant.	No. The project is within Airport	No. The project is within Airport	No. The project is within Airport	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		Land Use Plan Zone D, which does not have land use restrictions except ones hazardous to flight. Therefore, the proposed project does not have a significant impact.	Land Use Plan Zone D, which does not have land use restrictions except ones hazardous to flight. Therefore, the proposed project does not have a significant impact.	Land Use Plan Zone D, which does not have land use restrictions except ones hazardous to flight. Therefore, the proposed project does not have a significant impact.	
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant.	No. The project would not impair emergency evacuation or response.	No. The project would not impair emergency evacuation or response.	No. The project would not impair emergency evacuation or response.	None.
g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	No Impact.	No. The project site is not located in an area susceptible to extreme fire hazards or wildland fires.	No. The project site is not located in an area susceptible to extreme fire hazards or wildland fires.	No. The project site is not located in an area susceptible to extreme fire hazards or wildland fires.	None.

DISCUSSION

The original EIR determined that there would be less than significant impacts to hazards and hazardous materials. No changes to Project operations will cause an increase in impacts beyond what was previously analyzed. Therefore, the impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

X. HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than Significant Impact.	No. The project would not violate water quality standards or waste discharge requirements.	No. The project would not violate water quality standards or waste discharge requirements.	No. The project would not violate water quality standards or waste discharge requirements.	None.
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than Significant Impact.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	No. The project would not substantially deplete groundwater resources or impair groundwater recharge.	None.
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:					
i. result in substantial erosion or siltation on- or off-site?	Less than Significant Impact.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	No. The project would not substantially alter the existing site drainage pattern and it would not alter the course of a stream or river or result in erosion or siltation on or off site.	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than Significant Impact.	No. The project would not substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not substantially increase the rate of runoff in a manner that would result in flooding on- or off- site.	None.
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than Significant Impact.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	No. The project would not increase the rate of runoff in a manner that would result in flooding on- or off- site.	None.
iv. Impede or redirect flood flows?	Less than Significant Impact.	No. The project would not impede or redirect flood flows.	No. The project would not impede or redirect flood flows.	No. The project would not impede or redirect flood flows.	None.
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No Impact.	No. The project would not release pollutants due to project inundation.	No. The project would not release pollutants due to project inundation.	No. The project would not release pollutants due to project inundation.	None.
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant Impact.	No. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would result in less than significant impacts on hydrology and water quality. Regarding groundwater resources, as mentioned in the original EIR, the proposed Project is not anticipated to result in additional demands for groundwater resources beyond those considered in the adopted City of Woodlake General Plan as the proposed Project is an allowable use within the land designation. The City of Woodlake will supply water to the Project.

It is anticipated that site operations on Lot #4 of the industrial park will require approximately 1,300 gallons per day for cultivation efforts. The site will implement a water reclamation system for cultivation, which will recycle water from the HVAC and dehumidifiers. It is anticipated that approximately 800 gallons of water per day will be put back into the system, resulting in a net daily water demand of 500 gallons per day. The City of Woodlake has reviewed the site-specific water demand and has determined that the City will be able to provide adequate water supply to the site (see Attachment B).

Additionally, historical Google imagery shows the Project site planted with Olive trees as early as 1994 and shows those trees being removed in 2018. According to the University of California, the average daily olive crop water use in the San Joaquin Valley is 2,910 gallons per acre per day.⁵ The site is 17.8 acres, which means that historically, the site has used 51,800 gallons per day (17.8 acres X 2,910 gallons), which is significantly more taxing to the underlying groundwater supply than Project operations.

Site specific project operations would not cause an increase in impacts beyond what was previously analyzed. Therefore, the Project impacts remain less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

⁵ University of California. UC Drought Management. Olives – Irrigation Water Management of Olives Under Drought Conditions. https://ucmanagedrought.ucdavis.edu/Agriculture/Crop_Irrigation_Strategies/Olives/. Accessed November 2022.

XI. LAND USE AND PLANNING

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Physically divide an established community?	No Impact.	No. The project would not divide an established community.	No. The project would not divide an established community.	No. The project would not divide an established community.	None.
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact.	No. The project is consistent with the allowable land use.	No. The project is consistent with the allowable land use.	No. The project is consistent with the allowable land use.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have no impact on land use and planning. The Project vicinity is heavily disturbed with industrial and agricultural uses. The site is currently zoned Light Industrial and the General Plan Land Use Designation is Industrial. No changes to Project operations will cause an increase in impacts beyond what was previously analyzed, therefore, there remains no impact.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XII. MINERAL RESOURCES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	None.
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	No. The project would not result in the loss of known mineral resources.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have no impact to mineral resources. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. Therefore, there continues to be no impact.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XIII. NOISE

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Generation of a substantial temporary or permanent increase in the ambient noise levels in vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	No. The project would not expose persons to or generate noise levels in excess of standards established by applicable local, regional or national regulations.	None.
b. Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant.	No. The project would not expose persons to excessive groundborne vibration.	No. The project would not expose persons to excessive groundborne vibration.	No. The project would not expose persons to excessive groundborne vibration.	None.
c. For a project located within a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact.	No. The project is not within the established airport noise contour.	No. The project is not within the established airport noise contour.	No. The project is not within the established airport noise contour.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant to no impact from noise. As mentioned earlier, changes to the Project operations include an increased electrical demand and the addition of other specific operational details. In accordance with the Woodlake Municipal Code, commercial cannabis operations shall be subject to the City's noise and nuisance

ordinances, which will ensure any impacts would remain less than significant. No new impacts are anticipated with modified Project operations.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XIV. POPULATION AND HOUSING

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No Impact.	No. The project would not induce substantial growth in the project area.	No. The project would not induce substantial growth in the project area.	No. The project would not induce substantial growth in the project area.	None.
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact.	No. The project will not displace existing housing.	No. The project will not displace existing housing.	No. The project will not displace existing housing.	None.

RESPONSES

The previously certified EIR determined that the proposed Project would have no impact on population and housing. The addition of operational details, including an increase in energy demand, will not cause an increase in impacts beyond what was previously analyzed. Therefore, there continues to be no impact.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XV. PUBLIC SERVICES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	Less Than Significant.	No. The project would not result in a need for new or expanded fire protection facilities.	No. The project would not result in a need for new or expanded fire protection facilities.	No. The project would not result in a need for new or expanded fire protection facilities.	None.
Police protection?	Less Than Significant.	No. The project would not result in a need for new or expanded police protection facilities.	No. The project would not result in a need for new or expanded police protection facilities.	No. The project would not result in a need for new or expanded police protection facilities.	None.
Schools?	No Impact.	No. The project would not result in a need for new or	No. The project would not result in a need for new or	No. The project would not result in a need for new or	None.

		expanded school facilities.	expanded school facilities.	expanded school facilities.	
Parks?	No Impact.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	None.
Other public facilities?	No Impact.	No. The project would not result in a need for new or expanded other facilities.	No. The project would not result in a need for new or expanded other facilities.	No. The project would not result in a need for new or expanded other facilities.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant to no impacts on public services. The addition of operational details, including an increase in energy demand, will not cause an increase in impacts beyond what was previously analyzed. Therefore, there continues to be no impact.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XVI. RECREATION

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No Impact.	No. The project would not result in the deterioration of an existing park.	No. The project would not result in the deterioration of an existing park.	No. The project would not result in the deterioration of an existing park.	None.
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No Impact.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	No. The project would not result in a need for new or expanded park facilities.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have no impact on recreation. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XVII. TRANSPORTATION/TRAFFIC

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant with Mitigation Incorporation.	No. The project would not conflict with an applicable plan, ordinance or policy regarding the circulation system.	No. The project would not conflict with an applicable plan, ordinance or policy regarding the circulation system.	No. The project would not conflict with an applicable plan, ordinance or policy regarding the circulation system.	Yes. TRA-1.
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant.	No. The project would not conflict with CEQA Guidelines section 15064.3, subdivision (b).	No. The project would not conflict with CEQA Guidelines section 15064.3, subdivision (b).	No. The project would not conflict with CEQA Guidelines section 15064.3, subdivision (b).	None
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant.	No. The project would not increase hazards due to a design feature.	No. The project would not increase hazards due to a design feature.	No. The project would not increase hazards due to a design feature.	None.
d. Result in inadequate emergency access?	No Impact.	No. The project would not result in inadequate emergency access.	No. The project would not result in inadequate emergency access.	No. The project would not result in inadequate emergency access.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts on transportation with the incorporation of mitigation measure TRA-1. The addition of operational details, including an increase in energy demand, will not cause an increase in impacts beyond

what was previously analyzed. Therefore, the Project impact remains less than significant with the incorporation of TRA-1.

FINAL EIR MITIGATION MEASURES

TRA-1 The Project shall be responsible for paying its fair share cost percentages and/or constructing improvements as detailed in Table 3.11, subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City of Woodlake. This shall be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City of Woodlake.

CONCLUSION

The conclusions from the EIR remain unchanged.

XVIII. TRIBAL CULTURAL RESOURCES

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Less Than Significant.	No. There are no identified Tribal Cultural Resources in the area.	No. There are no identified Tribal Cultural Resources in the area.	No. There are no identified Tribal Cultural Resources in the area.	None.
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Less Than Significant.	No. There are no structures or historical resources on the project site.	No. There are no structures or historical resources on the project site.	No. There are no structures or historical resources on the project site.	None.
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c)	Less Than Significant.	No. There are no identified Tribal Cultural Resources in the area.	No. There are no identified Tribal Cultural Resources in the area.	No. There are no identified Tribal Cultural Resources in the area.	None.

of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					
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DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts on tribal resources. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XIX. UTILITIES AND SERVICE SYSTEMS

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>Would the project:</i>					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant.	No. The project would not require the relocation or construction of new or expanded utilities.	No. The project would not require the relocation or construction of new or expanded utilities.	No. The project would not require the relocation or construction of new or expanded utilities.	None.
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant.	No. Impacts resulting from the sewer and water system extensions have been adequately analyzed.	No. Impacts resulting from the sewer and water system extensions have been adequately analyzed.	No. Impacts resulting from the sewer and water system extensions have been adequately analyzed.	None.
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	No. The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	None.
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or	Less Than Significant Impact.	No. The project would not generate	No. The project would not generate excess solid waste.	No. The project would not generate excess solid waste.	None.

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
otherwise impair the attainment of solid waste reduction goals?		excess solid waste.			
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant Impact.	No. The project would comply with applicable statutes and regulations related to solid waste.	No. The project would comply with applicable statutes and regulations related to solid waste.	No. The project would comply with applicable statutes and regulations related to solid waste.	None.

DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts on utilities and service systems. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. As discussed in Impact X, the City has determined that water capacity exists to supply the proposed Project (see Attachment B). Therefore, the Project impact remains less than significant.

FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

XX. WILDFIRE

Environmental Issue Area	Certified EIR Conclusion	Do Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring Analysis or Verification?	Certified EIR Mitigation Measures
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project :</i>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact.	No. The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	No. The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	No. The City has reviewed the site plan and has determined that there will be no impairment of emergency plans.	None.
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less Than Significant Impact.	No. The project would not exacerbate wildfire risks.	No. The project would not exacerbate wildfire risks.	No. The project would not exacerbate wildfire risks.	None.
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less Than Significant Impact.	No. The project does not require installation of infrastructure that exacerbates wildfire risks.	No. The project does not require installation of infrastructure that exacerbates wildfire risks.	No. The project does not require installation of infrastructure that exacerbates wildfire risks.	None.
d. Expose people or structures to significant risks, including downslope or downstream flooding	Less Than Significant Impact.	No. There are no substantial slopes or flooding risk	No. There are no substantial slopes or flooding risk in the area and	No. There are no substantial slopes or flooding risk in the area and	None.

or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		in the area and therefore there is no increased risk due to post-fire impacts.	therefore there is no increased risk due to post-fire impacts.	therefore there is no increased risk due to post-fire impacts.	
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DISCUSSION

The previously certified EIR determined that the proposed Project would have less than significant impacts regarding wildfires. There are no changes to the Project description that would cause an increase in impacts beyond what was previously analyzed. Therefore, the Project impact remains less than significant.

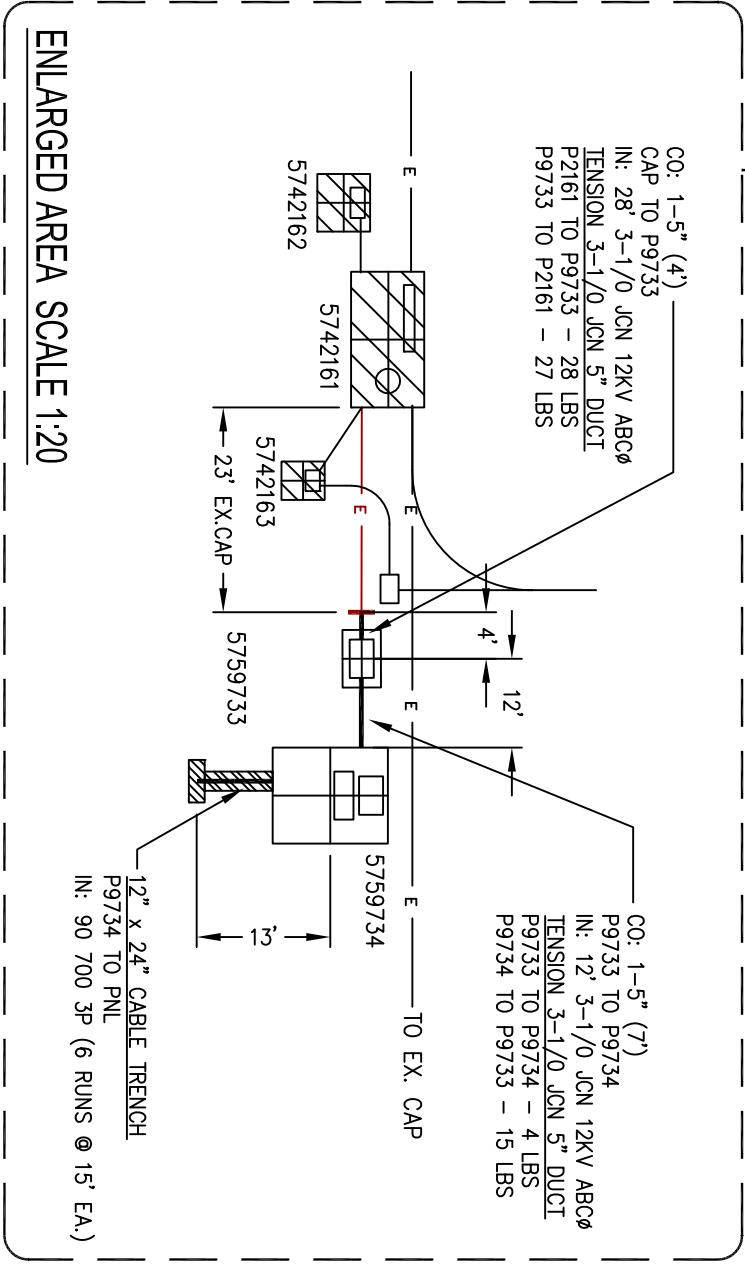
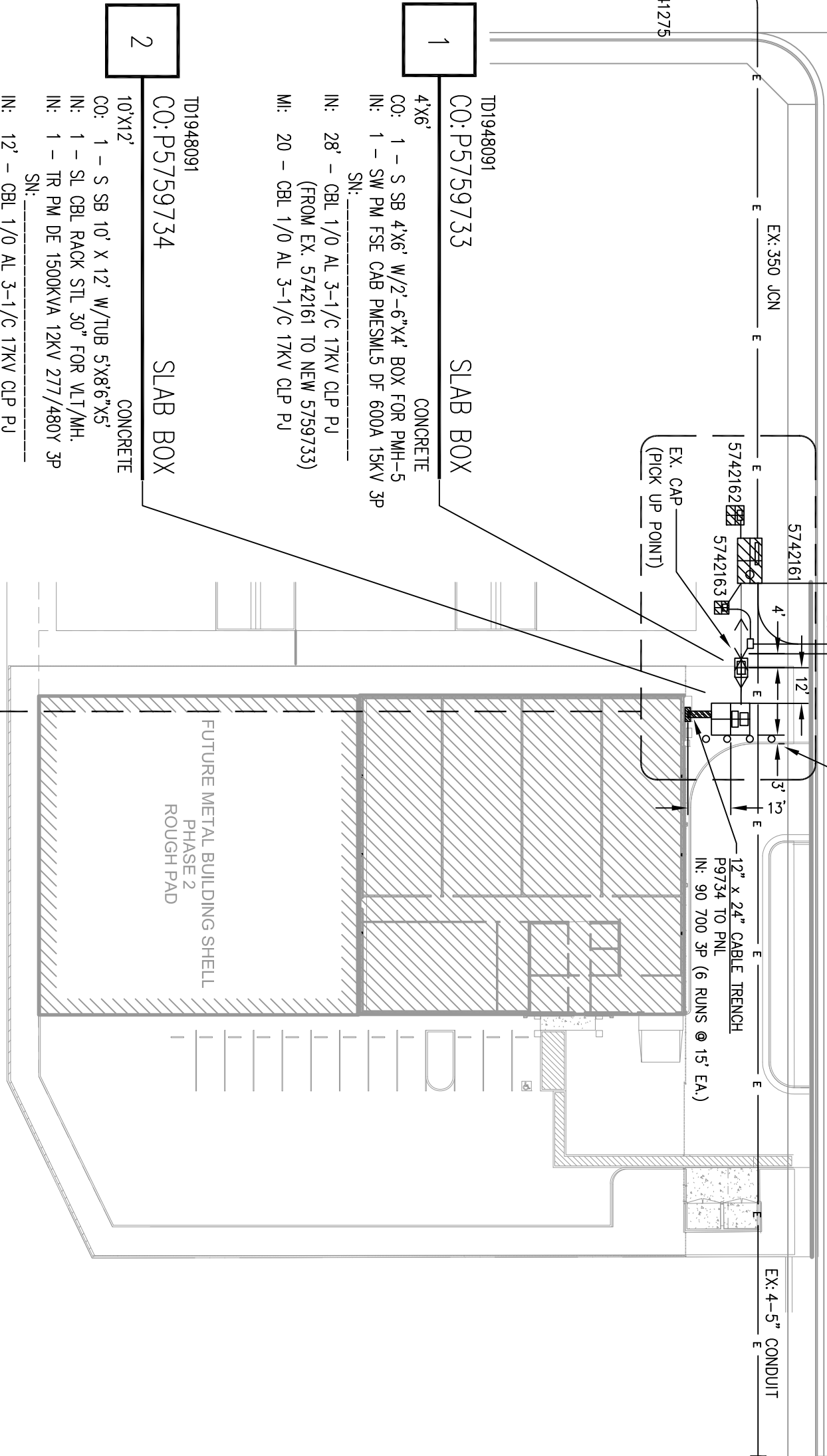
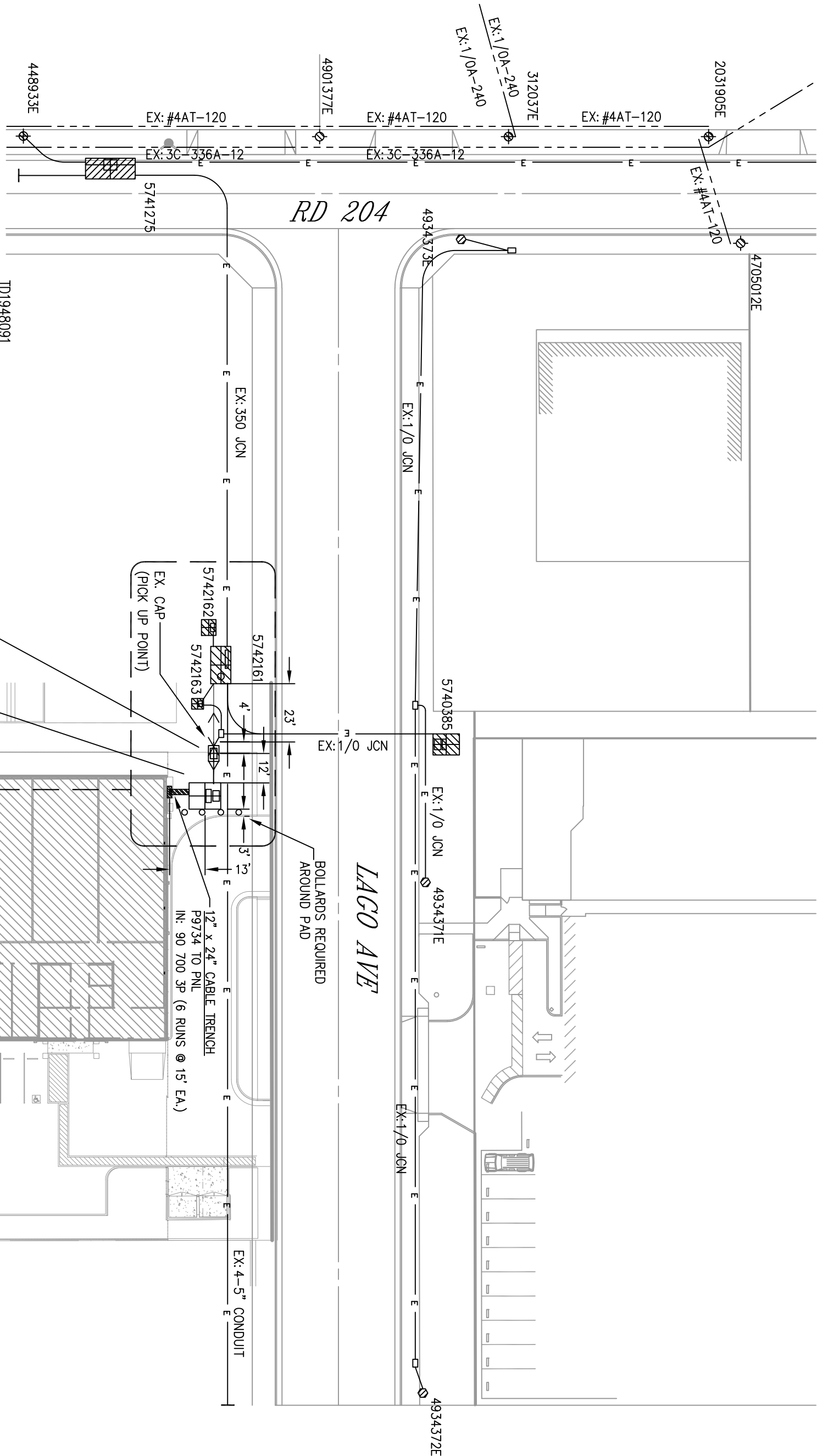
FINAL EIR MITIGATION MEASURES

None.

CONCLUSION

The conclusions from the EIR remain unchanged.

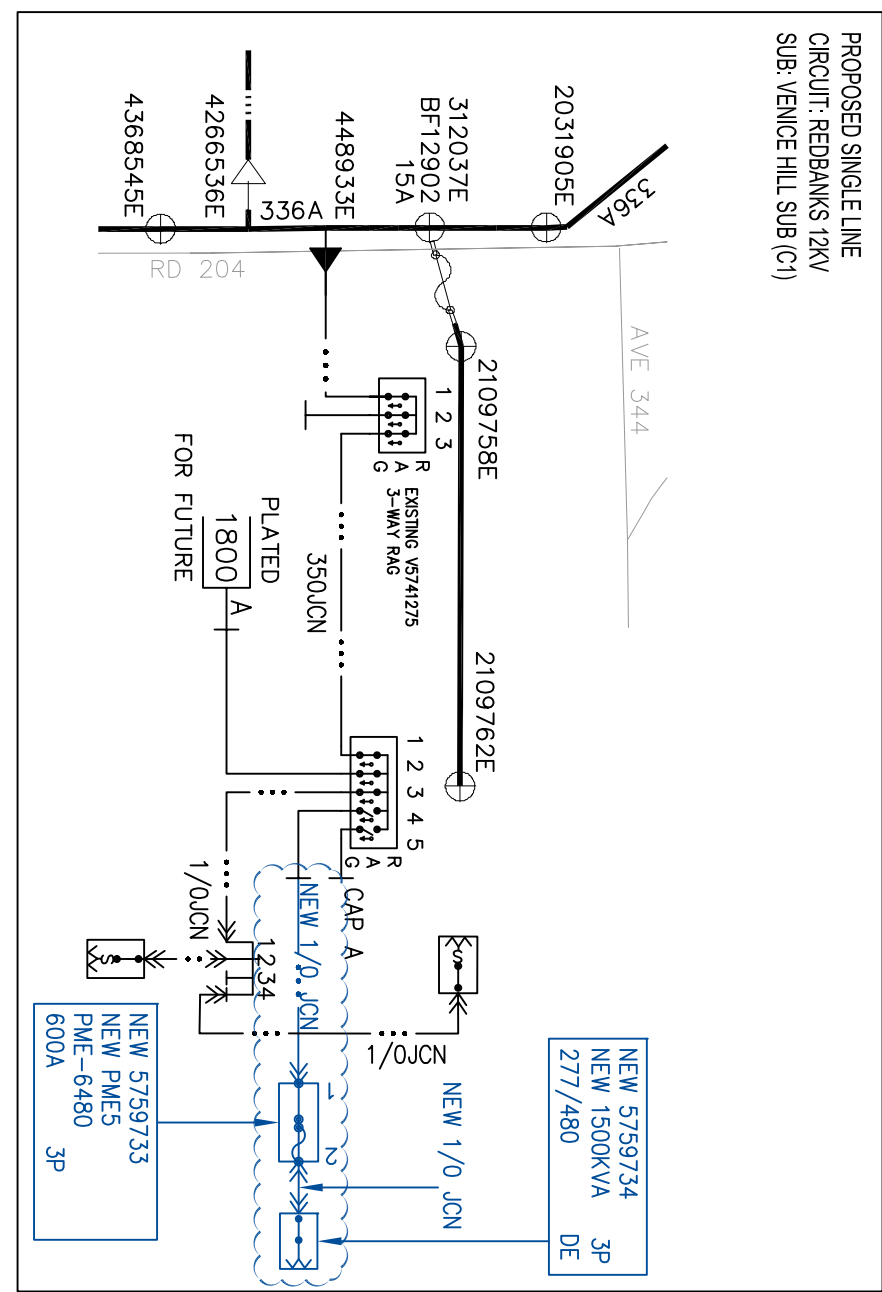
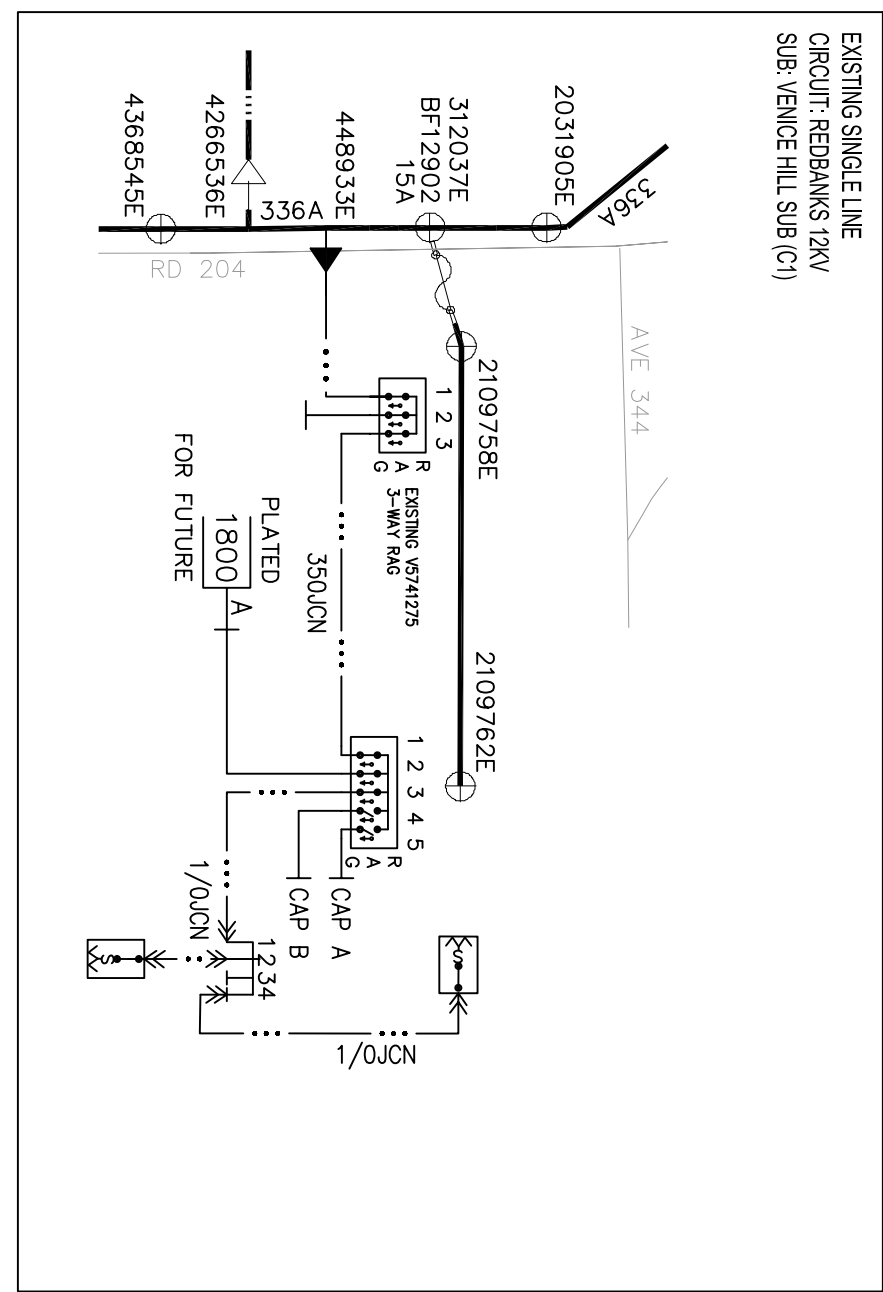
Attachment A – SCE Work Plan



PROJECT REQUIREMENTS (Y/N)

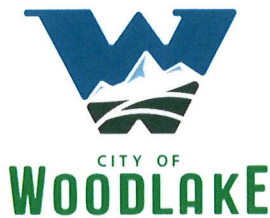
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PMRD 88 REQUIRED	<input checked="" type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input checked="" type="checkbox"/>
PERMIT TYPE: _____	
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input checked="" type="checkbox"/>
PEO. TRAFFIC CONTROL REQD	<input checked="" type="checkbox"/>
CONVEYANCE LETTER REQD	<input checked="" type="checkbox"/>
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	<input checked="" type="checkbox"/>
CSD 140 (TLM) REQD	<input checked="" type="checkbox"/>
DIG ALERT APP	<input checked="" type="checkbox"/>
VERIFIED ACTIVE AND CONFIRMED USA TIEINS	<input checked="" type="checkbox"/>
UTILIDGEST NOTIFIED	<input checked="" type="checkbox"/>

STANDARD ADHERENCE: 4 / 0 / 21_Y



DISTRICT	51 - TULARE	PROJ. MGR.	Suhnoy, Robert N.	PLANNER	Suhnoy, Robert N.	DESIGNER	ALCALA, ROBERTO
PROJECT NO.	1317423	MGR NO.	1948091	NEW METER & SERVICE		ASSOC DESIGN	
CIRCUIT / VOLTAGE	GPS			PRODUCT-2		ASSOC DESIGN	
REDBANKS	12KV					ASSOC DESIGN	
SUB / PG NO.		CIRCUIT CODE		PRODUCT-3			
VENICE HILL SUB (C1)							
INVENTORY MAP		J.P.A. NO.					
				PROPOSED CONSTRUCTION (LOCATION)			
				WOODLAKE CONCORD CENTER			
				1091 LAGO AVENUE			
				WOODLAKE CA 93286			
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET	DESIGN/DWG NO.
						1 OF 1	1429547_0.01
Southern California Edison Company							

Attachment B – City Water Capacity



350 N. VALENCIA BLVD.
WOODLAKE, CA 93286

PHONE: 559-564-8055
FAX: 559-564-8776
WWW.CITYOFWOODLAKE.COM

November 18, 2022

City of Woodlake Planning Department
Attention: Rebecca Griswold

Re: Project at 1091 Lago Ave., Woodlake, CA 93286

Ms. Griswold,

The City of Woodlake Public Works Department has completed your request to study the impacts on the City water system as it relates to the project at 1091 Lago Ave., Woodlake, CA 93286. The City understands that the needs of the project will be as follows; the project will require 1,300 gallons/day initially, then once water recycling onsite is fully operational the project will only require 500 gallons/day.

After reviewing the project demands and current standing of the City's water system as per the 2010 Water Master Plan and 2022 Water Preliminary Engineering Report, the City of Woodlake has no concerns on the impacts the project in question will have on the City's ability to provide adequate water supply to the project site and the community.

Please contact me at your earliest convenience if you have any further questions.

Respectfully,

Moisés Rodriguez
Capital Projects Director

Cc:

Adrian Ornelas, Public Works Manager
Paul Huerta, Wastewater Operator
Shane Headrick, Water Operator

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF ADDENDUM TO THE)
ENVIRONMENTAL IMPACT REPORT FOR)
CONCORD CENTER INDUSTRIAL) Resolution No. 22-128
DEVELOPMENT PROJECT)

Councilmember Martinez, offered the following resolution and moved its adoption. Approval of Addendum to the Concord Center Industrial Development

WHEREAS, the project consists of the following:

1. The original Environmental Impact Report (EIR) located on APN 060-270-010 on Blair Road (Road 204) and Avenue 344 (SR 216.
2. The Project includes: A tentative Parcel Map for 13 parcels, ranging in size from 42,000 and 62,000sf; Constructing and operating one building on each lot, ranging from 10,000 to 22, 000 sf for a total of 210,000 sf of industrial space; constructing of internal access roads, parking spaces, and associated landscaping; connecting the project to existing City Water, wastewater, and Strom drain systems; Installation of perimeter security, including lighting and alarm system in accordance with Chapter 5.48 of Woodlake Municipal Code.

WHEREAS, the City has determined that the project necessitated an addendum to the Environmental Impact Report and it has been prepared on the project; and

WHEREAS, the City Council reviewed the staff report and addendum prepared on this proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Woodlake City Council hereby approves an Addendum to the Environmental Impact Report for Concord Center Industrial Development.

The foregoing resolution was adopted upon a motion of Councilmember Martinez and seconded by Councilmember Valero and carried by the following vote at the City Council meeting held on November 28, 2022.

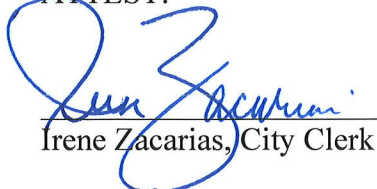
AYES: Mendoza, Ortiz, Wallace, Martinez & Valero

NOES:

ABSTAIN:

ABSENT:

ATTEST:


Irene Zacarias, City Clerk




Rudy Mendoza, Mayor