

City of Woodland

NOTICE OF PUBLIC COMMENT MEETING DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) FOR THE PROPOSED WOODLAND COMMERCE CENTER PROJECT

The City of Woodland will hold a public meeting for the purpose of taking comments on the Draft EIR for the proposed Woodland Commerce Center project. The following information is provided for the meeting:

Day and Date: Thursday, May 30, 2013

Time: 5:30 – 7:00 PM

Location: City Hall, City Council Chambers

300 First Street, (2nd floor) Woodland, CA 95695

Draft EIR Public Review Period

The Draft EIR is hereby made available for public review and comment. The public review period for this document has a duration of 45 days beginning on Friday, April, 26 2013, and ending on Monday, June 10, 2013. You are invited to submit written comments on the Draft EIR to the City's contact person at the address provided below by Monday, June 10, 2013. Public comment regarding the proposed Project and/or adequacy of the Draft EIR, including requests for additional environmental review, will be accepted up to 5:00 p.m., on Monday, June 10, 2013. Written comments on the Draft EIR can be submitted directly to the Woodland Community Development Department, located at 300 First Street, Woodland, California, 95695 (Attention: Dan Sokolow).

Document Availability

The Draft EIR is available for public review on the City of Woodland web site at http://www.cityofwoodland.org or copies are available to view or for sale (including CDs) at the City Community Development Department, 300 First Street, Woodland, CA 95695 during regular business hours 8:00 a.m. –5:00 p.m. Monday through Friday. Copies are also available for public review during normal business hours at the Library located at 250 First Street, Woodland and the Community and Senior Center located at 2001 East Street, Woodland, CA 95776.

If you have any questions, please contact Dan Sokolow, Senior Planner in the Community Development Department at (530) 661-5927 or email at Dan.Sokolow@cityofwoodland.org.

Project Location

The proposed Project is located in the northeast portion of Woodland, adjacent to the City of Woodland's City boundaries, in Yolo County, California. The proposed Project site is identified as Yolo County Assessor Parcel Numbers (APNs) 027-370-34, 027-370-19, 027-370-35, 027-370-09, 027-370-08 and 027-370-29. The proposed Project site is further described as being located in a portion of the southeast quarter of Section 27, Township 10 North, Range 2 East, Mount Diablo Base and Meridian (MDBM). Specifically, the proposed Project is located north of East Main Street, south of East Beamer Street, and west of County Road (CR) 102. The proposed Project site encompasses approximately 146 acres of land that is primarily under rotational crops of safflower and/or wheat production. A small number of industrial-use structures are present in the southeastern portion of the proposed Project site. On-site topography is relatively flat, with elevations ranging from approximately 38 feet above mean sea level (msl) to 45 feet above msl.

Surrounding land uses include East Beamer Street, industrial facilities, and vacant parcels zoned for industrial and open space uses to the north; East Main Street, retail development, the Sierra Railroad rail line, I-5, and residential uses to the south; CR-102 and regional distribution centers to the east; and industrial facilities to the west.

Project Description

The following actions are being requested as part of the proposed Project:

- Annexation. The 146-acre proposed Project site would require an annexation of the site from Yolo County into
 the City of Woodland. The Yolo County Local Agency Formation Commission (LAFCO) requires that a city prezone land to be annexed to indicate its intended use before annexation occurs. The proposed Project site is
 located outside the City limits; however, the City prezoned the proposed Project site to Industrial (I) in 1994, in
 anticipation for annexation. Upon annexation, the proposed Project will receive City services and will be
 subject to the City's regulations.
- General Plan Amendment. If the annexation is approved, the proposed Project would change the boundaries of the Woodland City Limits; therefore, a General Plan Amendment (GPA) is one of the entitlements required to formally modify the City's established corporate boundaries.
- *Tentative Subdivision Map.* Subdivide the proposed Project site into approximately 15 parcels for future industrial development.
- Development Agreement. A development agreement between the Project Applicant and the City extending the life of the Tentative Subdivision Map beyond the limits established in the California Subdivision Map Act, and to provide for other provisions.

The proposed Project would include up to 3,176,932 square feet of industrial-type uses (distribution/warehousing and light and heavy manufacturing). Of the total square footage, approximately 20,000 square feet may be used for retail uses. Two existing parcels located at the south end of the proposed Project site will not be subdivided, and their existing uses (a welding shop and a vacant train repair facility), are anticipated to remain. It is also anticipated that a railroad spur would be constructed in the southwestern portion of the proposed Project site; however, this would be market-driven, and the timing for the spur is not known at this time.

Environmental Analysis

The Draft EIR provides an assessment of potentially significant effects of the proposed Project with respect to the following issue areas: agricultural and forestry resources, land use and relevant planning, public health and safety, aesthetics, light, and glare, traffic and circulation, noise, air quality, greenhouse gases, biological resources, cultural resources, public services and utilities, geology and soils, and hydrology and water quality. The Draft EIR has identified significant and unavoidable impacts for the following: agricultural and forestry resources, traffic and circulation, air quality, and biological resources.