

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Ophir Road Warehouse Project

Lead Agency: City of Oroville, Community Development Department Contact Person: Wes Ervin, Planner
Street Address: 1735 Montgomery Street Phone: (530) 538-2408
City: Oroville Zip: 95965 County: Butte County

Project Location: County: Butte County City/Nearest Community: City of Oroville
Cross Streets: Ophir Road and Baggett Palermo Road Zip code: 95965
Lat/Long/: 39 ° 27 ' 44.57 " N 121 ° 33 ' 34.82 " W Total Acres: 170.21
Assessor's Parcel No: 078-010-047 and 078-020-035 Section: 31 Twp: 19N Range: 4E Base: MDBM
Within 2 miles: State Hwy#: SR 70 Waterways: Feather River
Airports: N/A Railways: UPRR Schools: Oakdale Heights Elementary, Golden Hills Elementary

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Land Division Other: Development Review
 Site Plan (Subdivision, etc.)

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 3.2 million Acres 170.21 Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
			<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation: The 170.21-acre project site (Assessor's Parcel Numbers [APNs] 078-010-047 and 078-020-035) consists of undeveloped grassland vegetation, and is used for grazing. Wetlands occur on-site primarily in the southern portion of the property. APN 078-020-035 is within the South Ophir Specific Plan area. The City of Oroville General Plan designates both parcels as Industrial. APN 078-010-047 is zoned Intensive Industrial (M-2) and APN 078-020-035 is zoned M-2 with a South Ophir Specific Plan Area Overlay.

Project Description: The Ophir Road Warehouse Project (proposed project) would include the development of four warehouse buildings on-site totaling approximately 3.2 million square feet (sf). Each of the buildings would consist of a one-story concrete tilt-up warehouse with depressed dock areas and would range from 774,000 sf to 869,200 sf. The buildings would each have between 76 and 86 dock doors. Each building would also provide approximately 20,000 sf of office space. It should be noted that the proposed warehouse buildings are speculative warehouses, and, therefore, tenants for the buildings are unknown at this time. A total of 2,152 vehicle parking spaces would be provided on-site. Site access would be provided by a new driveway off of Ophir Road to the north and a new driveway off of Baggett Palermo Road to the east. The southern portion of the project site would remain undeveloped. The project would require Development Review.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 3
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Wildlife Region # 2
- Food & Agriculture, Department of
- Forestry & Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 5R
- Resources Agency
- Resources Recycling & Recovery, Department of
- S.F. Bay Conservation & Development
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period

Starting Date 9/27/2022 Ending Date 10/28/2022

City of Oroville, Community
Lead Agency: Development Department **Sponsor:** NorthStar Designing Solutions
Consulting Firm: Raney Planning & Management, Inc. **Address:** 111 Mission Ranch Boulevard
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Chico, CA 95926
City/State/Zip: Sacramento, CA 95834 **Phone:** (530) 893-1600
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 9/27/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.