



City of Oroville

Community Development Department

1735 Montgomery Street Oroville, CA 95965 | Tel: (530) 538-2401 | Fax: (530) 538-2426

DATE: January 8, 2025

TO: All Interested Parties

SUBJECT: NOTICE OF AVAILABILITY FOR THE OPHIR ROAD WAREHOUSE PROJECT (SCH# 2022090522)

The City of Oroville has prepared a Draft Environmental Impact Report (DEIR) to consider the potential environmental effects of the proposed Ophir Road Warehouse Project (proposed project). The project site consists of approximately 170.21 acres of undeveloped grassland vegetation and is identified by Assessor's Parcel Numbers (APNs) 078-010-047 and 078-020-035. The project site is located southwest of the intersection of Ophir Road and Baggett Palermo Road in the City of Oroville, California. 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.

The proposed project would include the development of four warehouse buildings totaling a maximum of approximately 3.2 million square feet (sf). Each of the buildings would consist of a five-story tall concrete tilt-up warehouse with depressed dock areas and would range from 774,000 sf to 869,200 sf; however, due to the inclusion of a 250,000-sf mezzanine in each building, the building footprints would range from 514,000 sf to 609,200 sf. Each building would also provide approximately 20,000-sf of office space, including 10,000 sf of office mezzanine space. The buildings would each have a cross-dock layout but could be subdivided to accommodate multiple tenants based on market needs. Between 76 and 86 dock doors would be provided per building.

It should be noted that the proposed warehouse buildings are speculative warehouses, and, therefore, tenants for the buildings are unknown at this time. The EIR has evaluated the maximum buildout allowed for a large-scale distribution center within the project site. In the event that the site is not ultimately developed exclusively for large-scale distribution, or developed to the scale analyzed within the EIR, the analysis included within the EIR is intended to generally be adequate for an undetermined mix of smaller-scale industrial and distribution uses to be developed over time. In the case of a smaller project, some of the impacts considered significant within the EIR may be reduced to insignificance. The City of Oroville will evaluate any such changes at the time of an actual project submittal.

The proposed project would be subject to a Development Review. The purpose of a Development Review is to permit the City's development review committee (DRC) to discuss, evaluate, and review all discretionary development applications within the City. The project will also be subject to a Use Permit to allow for an increased building height on-site.

The project site is not on any hazardous waste sites list enumerated under Section 65962.5 of the Government Code.

The DEIR determined that impacts to all California Environmental Quality Act (CEQA) environmental topic areas would be less than significant or less-than-significant with the implementation of mitigation measures, with the exception of impacts related to air quality and

greenhouse gases, and transportation which the DEIR determined would remain significant and unavoidable.

Copies of the DEIR can be reviewed online at the following web address:

<https://www.cityoforoville.org/services/planning-development-services-department/planning-division/planning-projects>

Reviewers should focus on the adequacy of the DEIR in discussing possible impacts upon the environment, ways in which adverse effects might be minimized, and alternatives to the proposed project. Reviewers who wish to comment on the DEIR are urged to submit written comments to:

Wes Ervin, Principal Planner
City of Oroville, Community Development Department
1735 Montgomery Street, Oroville, CA 95965
(530) 538-2408
wervin@cityoforoville.org

The public comment period is from January 8, 2025 through February 21, 2025. Written comments are due to the City of Oroville by **5:00 p.m. on February 21, 2025.**

A public meeting or hearing is not currently scheduled on the proposed project. The City will provide a separate public notice prior to any such meetings or hearings.