

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090522

Project Title: Ophir Road Warehouse Project

Lead Agency: City of Oroville

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Project Location: Oroville

City

Butte County

County

Project Description (Proposed actions, location, and/or consequences).

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.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality, Noise, Public Services and Utilities; and Transportation. The Draft EIR includes mitigation measures that would reduce any identified impacts to the maximum extent feasible. The Draft EIR determined that feasible mitigation measures do not exist to reduce impacts related to Air Quality and Greenhouse Gas Emissions, and, as a result, the project would result in significant and unavoidable impacts related to such. All other impacts would be less-than-significant or less-than-significant with mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy that were identified in the Draft EIR, and are otherwise known for the project area, include the following:

- Increases in criteria air pollutants;
- Effects on statewide goals for reducing GHG emissions;
- Removal of grasslands;
- Impacts to riparian habitats and wetlands;
- Runoff and impacts to water quality;
- Cultural and tribal cultural resources potentially being impacted by roadway construction improvements;
- Lighting, noise, human activity, and wildlife-human interactions;
- Fair share development fees for wastewater infrastructure;
- Increases in traffic;
- Major road improvements; and
- Wildfire risk.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife (CDFW);
- United States Army Corps of Engineers (USACE);
- California Department of Transportation (Caltrans);
- United States Fish and Wildlife Service (USFWS);
- Central Valley Regional Water Quality Control Board (RWQCB); and
- Butte County Air Quality Management District (BCAQMD).