

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 # **2022090522**

Project Title: Ophir Road Warehouse Project

Lead Agency: City of Oroville, Community Development Department Contact Person: Wes Ervin, Principal 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:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 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 a Development Review and Use Permit.

Reviewing Agencies Checklist

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

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5R</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 1/8/2025 Ending Date 2/21/2025

Lead Agency: City of Oroville, Community Development Department Sponsor: City of Oroville, Community Development Department

Consulting Firm: Raney Planning & Management, Inc. Address: 1735 Montgomery Street

Address: 1501 Sports Drive, Suite A City/State/Zip: Oroville, CA

City/State/Zip: Sacramento, CA 95834 Phone: (530) 538-2408

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 1/8/2025

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