



**CITY OF ANAHEIM
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING**

- Proposed Project:** R+L Carriers Anaheim Transit Facility (DEV2020-00023)
- Project Applicant:** Ramar Land Corporation (R+L Carriers)
Attn. Stan Richards
600 Gilliam Road
Wilmington, Ohio 45177
- Project Location:** **2300 East Winston Road** (APN 083-210-02) encompasses approximately 8.61-acres located on the south side of Winston Road, north of Cerritos Avenue, and approximately 290 feet west of Sunkist Street, in the City of Anaheim in Orange County.
- Project Description:** Request to construct a transit facility comprised of a 47,340-square foot truck terminal building, 12,355-square foot maintenance building, and a private fueling station. Vehicular access will be provided on Winston Road via two driveways. The Proposed Project will provide a minimum 120 parking spaces to serve the development.
- Requested Actions:** The Planning Commission will consider the following actions related to the Proposed Project:
- Environmental Documentation to find that the proposed project, with Mitigation Measures, will not have a significant effect on the environment.
 - Conditional Use Permit (CUP2020-06057) to permit a transit facility in the Industrial zone.
 - Variance to permit wrought iron fencing material along the southern boundary.
- Public Hearing:** The Anaheim City Planning Commission will consider the Proposed Project on **Monday, December 2, 2024**, at 5:00 p.m. in the Council Chamber, 1st Floor of Anaheim City Hall, 200 South Anaheim Boulevard, Anaheim, CA 92805.
- You and all interested persons are invited to attend and speak at the public hearing either for or against the proposed project. After reviewing plans, reports, written public comment and listening to public comment at the hearing, the Commission will vote to approve or deny the Proposed Project. The Commission may also vote to make this decision at a future Planning Commission meeting. In either case, the decision will be made at a meeting open to the public.
- Environmental Review:** The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Proposed Project in compliance with Section 15070 to 15075 of State of California Environmental Quality Act (CEQA) guidelines. The IS/MND discloses potential environmental impacts associated with the Proposed Project and recommends Mitigation Measures to reduce any identified impacts to less than significant levels. The IS/MND will be released for a 20-day Public Review and Comment Period from **October 17, 2024, to November 6, 2024**.

Public Review:

The IS/MND will be available for public review on the City of Anaheim's website (www.anaheim.net/876) and at the following locations:

- City of Anaheim Planning Department - 200 South Anaheim Boulevard Anaheim, CA 92805
- Anaheim Public Library – 500 West Broadway, Anaheim, CA 92805

CEQA Comments:

Written comments on the IS/MND should be addressed to *Stacy Tran, Senior Planner, City of Anaheim Planning and Building Department, 200 South Anaheim Boulevard, Anaheim, CA 92805* or stran@anaheim.net for receipt by **5:00 p.m. on November 6, 2024**.

Proposed Project Questions or Comments: If you have any comments, questions or would like any additional information, please contact **Stacy Tran** of the City of Anaheim at **(714) 765-5016** or stran@anaheim.net. To ensure distribution to the Planning Commission prior to consideration of the Proposed Project, please submit comments prior to 1:30 p.m. the day of the meeting (December 2, 2024).

Project Information: Project plans are available for review at the Anaheim Planning and Building Department, at Anaheim City Hall. A report to the Planning Commission containing staff's recommendations will be available on the City's website on Thursday before the meeting at www.anaheim.net/planningcommission. Click on the link to the agenda for the corresponding meeting date. The agenda contains links to the staff report and other informational materials.

ANY WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE PLANNING COMMISSION – INCLUDING CEQA AND PROPOSED PROJECT COMMENTS (OTHER THAN WRITINGS LEGALLY EXEMPT FROM PUBLIC DISCLOSURE) BECOME PART OF THE PUBLIC RECORD.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND SAID MEETING AND BE HEARD. IF YOU CHALLENGE ANY ONE OF THE CITY OF ANAHEIM'S DECISIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN A WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

A COPY OF THE PLANNING COMMISSION ACTION AGENDA DESCRIBING THE COMMISSION'S DECISION ON THESE PROJECTS WILL ALSO BE AVAILABLE AT THE PLANNING AND BUILDING DEPARTMENT AND ON THE CITY'S WEBSITE. ACTION AGENDAS ARE AVAILABLE AFTER 3:00 P.M. THE DAY AFTER THE PLANNING COMMISSION MEETING.