



# City of Oroville

## Community Development Department

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

### NOTICE OF PREPARATION

To: State Clearinghouse  
1400 Tenth Street  
Sacramento, California 95814

From: City of Oroville, Community Development Department  
1735 Montgomery Street  
Oroville, California 95965

To: Interested Parties; Responsible & Trustee Agencies

**Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Ophir Road Warehouse Project**

The City of Oroville is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Ophir Road Warehouse Project (proposed project). The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from interested persons.

**Project Title:** Ophir Road Warehouse Project

**Project Applicant:** NorthStar Designing Solutions

Date Sept 27, 2022

Signature W. J. E.

Title Planner

Telephone (530) 538-2408

Reference: California Code of Regulations, Title 14, (California Environmental Quality Act Guidelines) Sections 15082(a), 15103, 15375.

## PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL

A scoping meeting open to the public will be held to receive public comments and suggestions on the scope of the EIR. At this meeting, staff will give a brief presentation of the EIR process and will take public comment on the scope of the proposed EIR and alternatives. The scoping meeting will be open to the public and held online using the following Zoom Information:

**Date:** October 19, 2022  
**Time:** 9:00 AM Pacific Time  
**Zoom Link:** <https://us02web.zoom.us/j/88526897092?pwd=VjFBTG94WU1PRtFBREM5ZnFkdFRkZz09>  
Meeting ID: 885 2689 7092  
Passcode: 213444  
One tap mobile: +16694449171,,88526897092#,,,,\*213444# US

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the proposed project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the Planning Commission must review and consider the information contained in the EIR.

Written comments on the scope of the EIR are encouraged. **Please submit comments by 5:00 PM on October 28, 2022.** Written comments should be sent to Wes Ervin, Planner, at 1735 Montgomery Street, Oroville, CA 95965, or via email at [wervin@cityoforoville.org](mailto:wervin@cityoforoville.org).

Questions concerning the environmental review of the proposed project should be directed to Wes Ervin at (530) 538-2408; however, please note that comments on the scope of the Draft EIR cannot be accepted over the phone. To be considered during preparation of the EIR, comments must be received in writing by the deadline identified above.

## PROJECT LOCATION AND DESCRIPTION

The project site is located southwest of the intersection of Ophir Road and Baggett Palermo Road in the City of Oroville, California (see Figure 1). The approximately 170.21-acre project site consists of two parcels (Assessor's Parcel Number [APNs] 078-010-047 and 078-020-035) and is undeveloped. The site is used for grazing and consists of grassland vegetation. Wetlands occur on-site primarily in the southern portion of the property. Surrounding existing uses include undeveloped land and light industrial businesses to the north across Ophir Road; light industrial businesses to the east across Baggett Palermo Road; undeveloped land and rural residences to the west; and undeveloped land and a creek to the south (see Figure 2). It should be noted that 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 on-site totaling approximately 3.2 million square feet (sf) (see Figure 3). Each of the buildings would consist of a one-story concrete tilt-up warehouse with depressed dock areas and will range from 774,000 sf to 869,200 sf. The buildings would each have between 76 and 86 dock doors.



Figure 1  
Regional Location Map

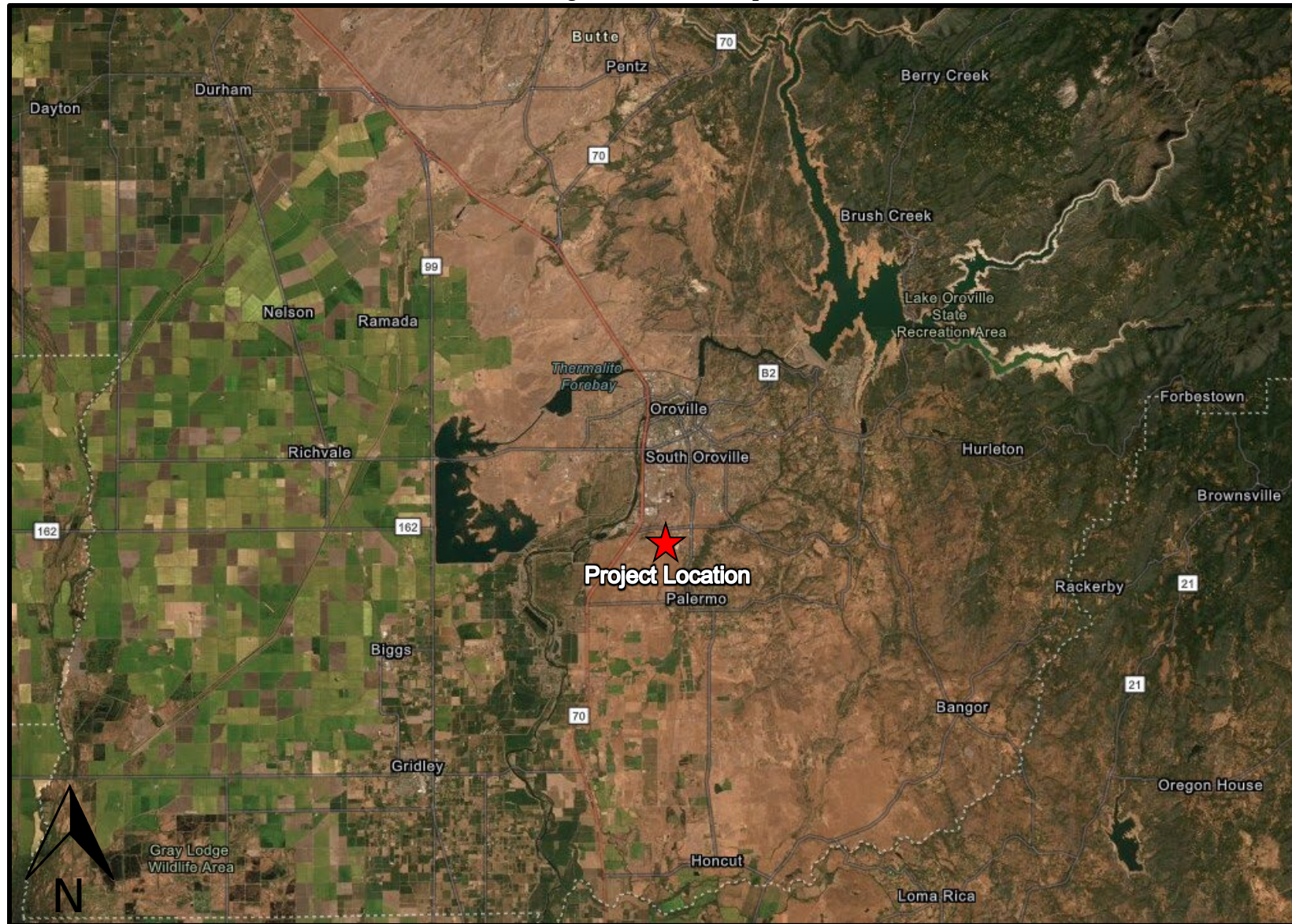


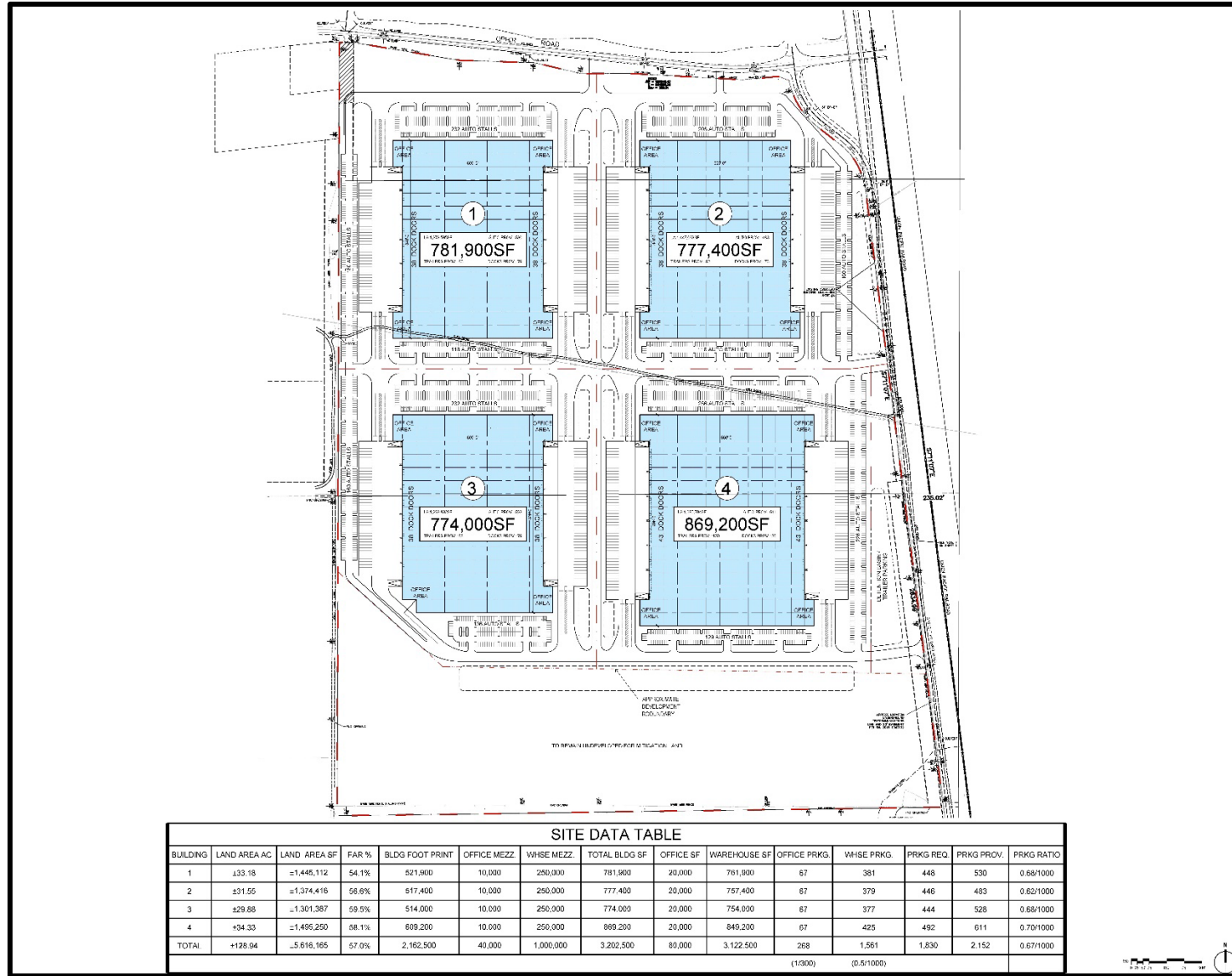


Figure 2  
Project Location and Adjacent Uses



\*Project Site boundaries are approximate.

Figure 3  
Conceptual Site Plan



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.

## **ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The EIR will evaluate the potential environmental impacts of the proposed project and recommend mitigation measures, as required. The EIR will provide a project-specific evaluation of the environmental effects of the proposed project, pursuant to Section 15161 of the CEQA Guidelines.

The City anticipates that the following technical areas will be addressed in the EIR to determine whether the project would result in any significant environmental effects:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions (Including Energy);
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Noise;
- Public Services and Utilities; and
- Transportation.

The EIR will identify and evaluate alternatives to the proposed project. CEQA requires that an EIR evaluate a “No Project” alternative, as well as a reasonable range of other project alternatives. Comments on potential alternatives for discussion in the EIR are welcomed.