

Notice of Availability of a Draft Environmental Impact Report for the Orland Sunny Truck Service Center Project

LEAD AGENCY: City of Orland
815 Fourth Street
Orland, CA 95963

PROJECT TITLE: Orland Sunny Truck Service Center Project

PROJECT LOCATION: The ±4.98-acre Project site is located at the southwest corner of the County Road 13/County Road HH intersection in unincorporated Glenn County adjacent to the City of Orland, California.

SUMMARY

Notice is hereby given that the City of Orland, Planning Department, as the lead agency pursuant the California Environmental Quality Act (CEQA) has caused to be prepared the above-named draft environmental impact report (DEIR) which is being made available for public review and comment. Comments on the DEIR will be received for a 45-day period commencing on September 30, 2019 and ending at 5:00 p.m. on November 13, 2019. After which, the final EIR (FEIR) will be prepared containing the comments and responses to comments, that together with the DEIR, will form the FEIR. The FEIR will be used by the City of Orland Planning Department in its consideration of approval of the proposed Orland Sunny Truck Service Center, as described below.

PROJECT LOCATION AND DESCRIPTION

The Project includes a rezoning, a General Plan Amendment, annexation, site plan approval, and a lot line adjustment involving five (5) parcels. Development of the Project as proposed will require the annexation of all five existing parcels by the City (APNs 045-170-018, -019, -020, -021, and -024). The Proposed Project includes the construction of a 11,800 square foot truck service center on a 2.13-acre lot. A 0.74-acre area is set aside to the north of the proposed truck service center for potential future commercial development. Parcels APN 045-170-021 and 045-170-024 are not proposed for development with this project but are located directly adjacent to the south are owned by the same property owner, are within the City of Orland's Glenn LAFCO approved Sphere of Influence and are designated with land uses by the City of Orland General Plan land use diagram. These parcels are proposed for annexation as part of this project.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS

The DEIR'S analysis determined that the following impacts are anticipated to be significant:

- **Biological Resources-** Special-status bird species and bat maternity sites
- **Cultural Resources-** Historical and archeological resources and culturally significant human remains
- **Tribal Cultural Resources-** Human remains with tribal cultural significance

- **Greenhouse Gas and Climate Change**- Significant contribution to immediate and cumulative greenhouse gas conditions
- **Noise**- Noise generation in excess of city standards both immediately and cumulatively
- **Transportation**- Conflict with safe pedestrian crossing measures and creation of a left turn hazard. Immediate and cumulative impacts to LOS at several intersections and along Newville Road.

Most anticipated significant impacts are able to be mitigated to be less than significant. However, significant and cumulatively significant impacts are expected to remain for noise and transportation.

PUBLIC REVIEW PROCESS

One purpose of CEQA is to inform the public of anticipated environmental impacts of a project, including the Proposed Orland Sunny Truck Service Center. The purpose of this Notice, consistent with Sections 15086 and 15087 of the State CEQA Guidelines is to consult with and request comments on the DEIR's environmental analyses from responsible agencies, organizations, and interested parties.

The Project requires a public hearing to be held as the Project requires that the City of Orland General Plan be amended to allow the proposed commercial uses at the Project site. A public hearing will be held for the DEIR on a later date to be determined.

The DEIR will be available for review during normal business hours (9:00 a.m. through 5:00 p.m.), Monday through Friday, at the City of Orland City Hall at the address listed above. The DEIR is also available for review or download at the City of Orland website: (<http://www.cityoforland.com/govt/dept/planning/forms.asp>). Written comments on the DEIR may be submitted to:

City of Orland
Planning Department
815 Fourth Street
Orland, CA 95963

Please include a return address for written comments. Comments may also be submitted by email to: **cityplanner@cityoforland.com** with the subject line "Orland Sunny Truck Service Center EIR".