

**CITY OF ORANGE**  
**REVISED NOTICE OF INTENT TO ADOPT**  
**MITIGATED NEGATIVE DECLARATION NO. 1872-20**

*The Public Review period has been extended to allow for review of Appendix A, which was not included in its entirety in the original circulation. The complete version of Appendix A is located on the City of Orange's website at:*

*<https://www.cityoforange.org/DocumentCenter/View/11957/Appendix-A---CalEEMod-Modeling-Results>*

- TO:** All Interested Parties
- SUBJECT:** Major Site Plan Review No. 1017-20; Tentative Parcel Map No. 0019-20; Design Review No. 5014-20; and Environmental Review No. 1872-20 – St. Joseph MOB – 331, 353, and 393 S. Main Street– Main Street Medical Office Building Project.
- PUBLIC HEARING:** To be determined, separate noticing will be given for public hearings.
- PROJECT LOCATION:** 353, 331, and 393 South Main Street (near the northeast corner of Main Street and Culver Avenue/Stewart Drive) (Provide APN's)
- PROJECT DESCRIPTION:** The project includes the demolition of the existing motel and medical office buildings on the project site, and the construction and operation of a four-story building with up to 137,500 square feet (sf) of medical office uses and supporting ground-level retail adjacent to the existing St. Joseph Hospital Campus. Associated parking would be provided on-site within a subterranean garage containing up to five levels of parking. A tentative parcel map will be processed as part of the project to address a lot line adjustment, combine three parcels on the project site, and incorporate land along Main Street that would be purchased from the City.
- PROJECT APPLICANT:** Pacific Medical Buildings  
3394 Carmel Mountain Road, Ste. 200, San Diego, CA 92121
- LEAD AGENCY:** City of Orange, Community Development Department  
300 East Chapman Avenue, Orange, CA 92866
- ENVIRONMENTAL INFORMATION:** Mitigated Negative Declaration No. 1872-20 was prepared to evaluate the potential environmental impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act. The City invites you to comment on the Mitigated Negative Declaration. The public review period begins December 7, 2020 and ends on January 19, 2021. Written comments must be received in the office of the City of Orange Community Development Department located at 300 East Chapman Avenue, Orange, CA 92866.

Attention: Robert Garcia, or via email at [rgarcia@cityoforange.org](mailto:rgarcia@cityoforange.org), by 5:30 P.M. on January 19, 2021.

Copies of the Mitigated Negative Declaration are available for public review at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department (300 East Chapman Avenue, Orange, CA 92866)
- City of Orange Official Website  
<https://www.cityoforange.org/292/Project-NoticesRelated-Environmental-Doc>

**FURTHER  
INFORMATION:**

To obtain further information about the project, please contact Robert Garcia at the City of Orange, Planning Division at (714) 744-7231 or via e-mail at [rgarcia@cityoforange.org](mailto:rgarcia@cityoforange.org)