

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 1870-20

TO: All interested Parties

SUBJECT: Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed 534 Struck Avenue Project (Project) consisting of Conditional Use Permit No. 3137-21, Major Site Plan Review No. 1039-21, Design Review No. 5028-21, and Environmental Review No. 1870-20

PROJECT LOCATION: The Project site (Assessor Parcel Number 375-331-04) is located at 534 Struck Avenue in the City of Orange, Orange County, California, generally located north of Collins Avenue, east of Batavia Street, south of Struck Avenue, and west of the Burlington Northern & Santa Fe (BNSF) Railroad.

PROJECT DESCRIPTION: Approval of Project entitlements would allow for redevelopment of the site with a 57,900 square foot (sf) 45-foot (ft) tall Truck Terminal that includes 52,900 sf of warehouse space and 5,000 sf of office space, and a 5,400 sf maintenance building. The redevelopment would require the demolition of the existing, 40,000 sf manufacturing facility, associated parking, and removal of an unused portion of the existing BNSF Railroad spur located on the east side of the site. Additionally, the Project would remove approximately 315 linear feet of on-street parking along Struck Avenue.

PROJECT APPLICANT: Prologis, L.P., 17777 Center Court Dr. N., Suite 100, Cerritos, CA 90703

LEAD AGENCY: City of Orange – 300 East Chapman Avenue, Orange, CA 92866

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration No. 1870-20 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is listed on the EnviroStor database for a historic recognized environmental condition; however, a no further action was recommended as remediation of soil was completed by Orange County.

PUBLIC REVIEW & COMMENT: The City invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins September 23, 2021 and ends on October 25, 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 by 5:30 P.M. on October 25, 2021.

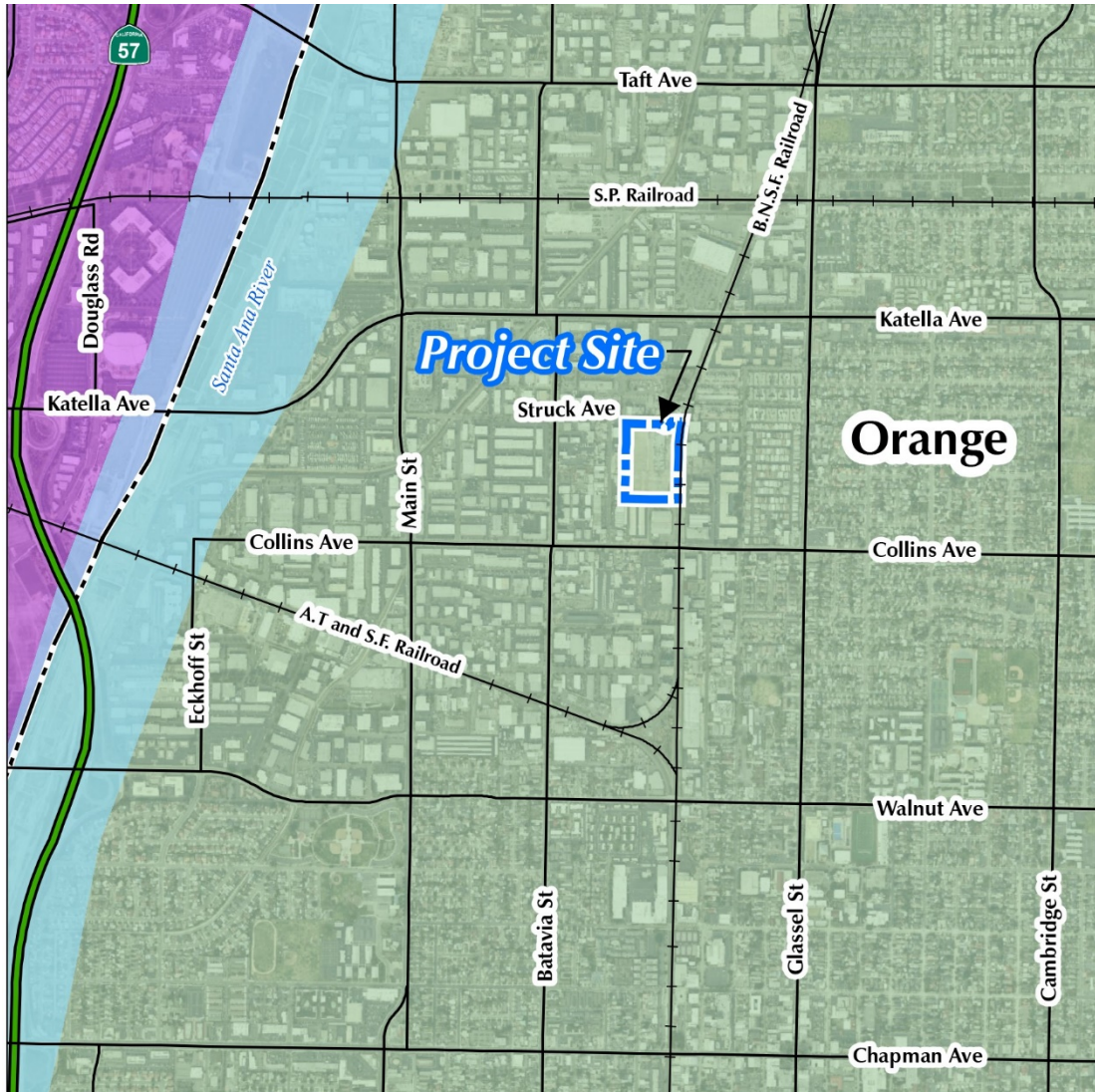
Copies of the Initial Study/Mitigated Negative Declaration are available for public review at the following locations:

- 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/290/Current-Projects>

**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



LOCAL VICINITY MAP