

NOTICE OF PREPARATION
AND PUBLIC SCOPING MEETING NOTICE
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Interested Parties

DATE: July 29, 2022

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the 534 Struck Avenue Project. City of Orange Applications: Conditional Use Permit No. 3137-21; Major Site Plan Review No. 1039-21; Design Review No. 5028-21; and Environmental Review No. 1870-20.

CEQA LEAD AGENCY: Staff Contact: Robert Garcia, Senior Planner, Planning Division, Community Development Department, City of Orange, 300 East Chapman Avenue, Orange, CA, 92866. Phone (714) 744-7231, Fax (714) 744-7222, rgarcia@cityoforange.org

PROJECT LOCATION:

The Project Site (Assessor's 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 Burlington Northern & Santa Fe (BNSF) Railroad (See Exhibit A: Regional Location Map, Exhibit B: Local Topographic Map, and Exhibit C: Local Aerial Map).

PROJECT COMPONENTS:

Approval of Project entitlements would allow for redevelopment of the Project Site with a 57,900 square foot (sf) 45-foot (ft) tall Truck Terminal that consisting of 52,900 sf of warehouse space and 5,000 sf of office space, and a 5,400 sf maintenance building. The building would include 84 dock doors (cross-dock configuration). The Project would provide 59 standard automobile parking stalls, 2 standard accessible parking stalls, one 12 ft by 18 ft accessible parking stall, and 188 trailer parking stalls. Ornamental landscaping, lighting, and walls would be installed. The building would operate 24 hours a day, 7 days a week. It is anticipated that the facility would employ a total of 150-200 employees.

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.

The Project Applicant requests City consideration of the following components:

- Conditional Use Permit No. 3137-21
- Major Site Plan Review No. 1039-21
- Design Review No. 5028-21

- Environmental Review No. 1870-20
- Demolition permits for on-site structures and other improvements
- Grading and Building Permits to grade and construct the Project
- An EIR for disclosure and assessment of potential Project impacts and establishment of mitigation measures and a Mitigation Monitoring and Reporting Program

SUMMARY OF PROBABLE ENVIRONMENTAL EFFECTS:

Implementation of the proposed Project may result in significant environmental effects related to the following topical issues:

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| <ul style="list-style-type: none">• Air Quality• Biological Resources• Cultural Resources• Energy• Geology and Soils (Paleontological Resources) | <ul style="list-style-type: none">• Greenhouse Gas Emissions• Hazards and Hazardous Materials• Hydrology and Water Quality• Noise• Transportation• Tribal Cultural Resources |
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On September 23, 2021, the City circulated a Notice of Intent to Adopt Mitigated Negative Declaration (MND) No. 1870-20 for the proposed 534 Struck Avenue Project. The MND was circulated for public review from September 23 to October 25, 2021. One public comment received on the MND requested additional technical analysis (e.g., air quality and noise modeling, traffic). Therefore, additional technical analyses are underway and the related environmental topical areas are indicated as “potentially significant” for further evaluation in the EIR, even though these areas were found to be “less than significant” and/or “no impact” in the circulated MND. Based on the findings of the MND, the following environmental topics were determined to be less than significant or no impact and will not be evaluated further in the EIR:

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| <ul style="list-style-type: none">• Aesthetics• Agriculture / Forestry Resources• Land Use / Planning• Mineral Resources• Population / Housing | <ul style="list-style-type: none">• Public Services• Recreation• Utilities / Service Systems• Wildfire |
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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. These potential environmental effects will be analyzed in the Draft EIR that will be prepared to evaluate the Project’s potential impacts on the environment and project alternatives will be analyzed.

NOP COMMENT PERIOD:

The City of Orange is commencing with preparation of a Draft EIR for the 534 Struck Avenue Project, and has released this NOP in conformance with the requirements of CEQA and the City of Orange Local CEQA Guidelines.

The City wants to know your views and your specific concerns related to the potential environmental effects of the Project. Information gathered during the NOP Comment period will be used to shape and focus future analysis of environmental impacts in the Draft EIR.

If you are a public agency, the City is interested in the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the Draft EIR prepared by the City when considering issuance of a permit or other approval for the Project.

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be received no later than 30 days after receipt of this notice. **The 30-day NOP public comment period begins on August 1, 2022 and ends on August 30, 2022.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

SCOPING MEETING:

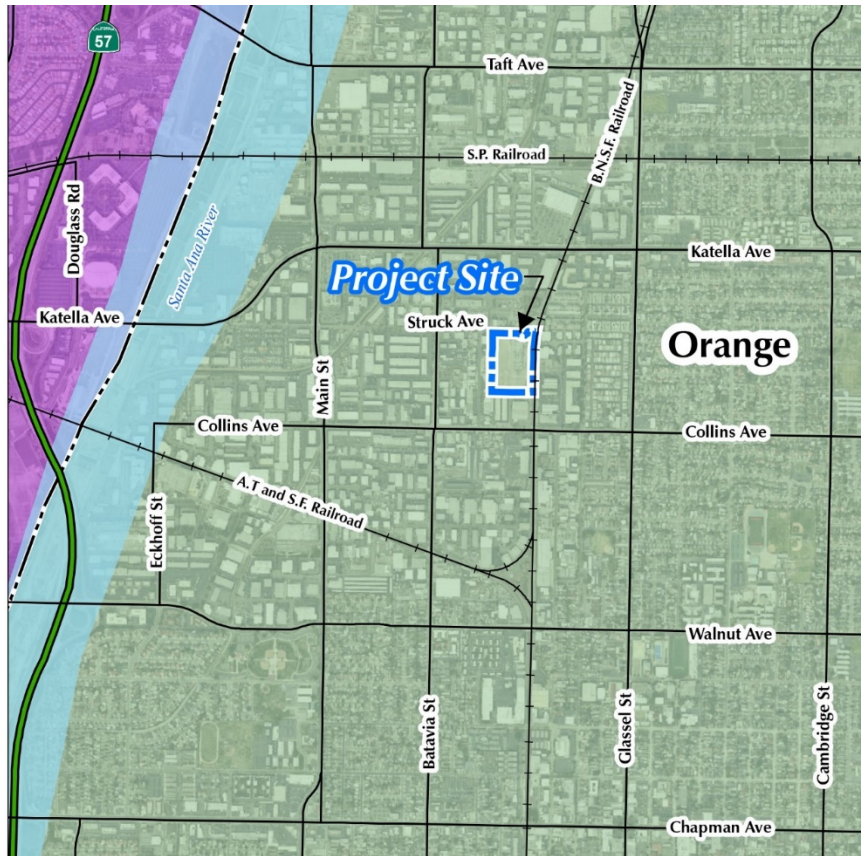
Date:	Monday, August 22, 2022	
Time:	2:00-3:00 pm	6:00-7:00 pm
Location:	Orange City Hall Weimer Room 300 E. Chapman Avenue Orange, CA. 92866	Shaffer Park Community Room 190 N. Shaffer Street Orange, Ca 92865

DOCUMENT AVAILABILITY:

The project description, location, and potential environmental effects are described above. An Initial Study/Mitigated Negative Declaration (IS/MND) for this Project was circulated for public review from September 23, 2021 to October 25, 2021. The previous IS/MND and this NOP are available for public review at:

- *The City's website:*
<https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>
- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange, CA 92866.

PROJECT APPLICANT: Prologis, L.P., c/o: Maggie Xu, Director, Development, 2141 Rosecrans Avenue, Suite 1151, El Segundo, CA 90245



LOCAL VICINITY MAP