

# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (ENV NO. 1870-20) FOR THE 534 STRUCK AVENUE PROJECT

- TO:** All interested Parties
- SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (DEIR) for the proposed 534 Struck Avenue Project (Project) consisting of Conditional Use Permit (CUP) No. 3137-21, Major Site Plan Review (MJSP) No. 1039-21, Design Review (DRC) No. 5028-21, and Environmental Review (ENV) No. 1870-20.
- PROJECT LOCATION:** The Project site (Assessor Parcel Numbers 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 & Santa Fe (BNSF) Railroad.
- NOA COMMENT PERIOD:** The City invites you to submit written comments describing your specific environmental concerns on the 534 Struck Avenue DEIR (ENV No. 1870-20). 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 45 days after receipt of this notice. This Notice of Availability (NOA) public comment period begins March 31, 2023 and ends on May 15, 2023 by 5:30 p.m. Please send your written comments to the City staff contact identified below and please include your name, address, and contact information in your correspondence.
- CEQA LEAD AGENCY:** City of Orange, Community Development Department, Planning Division  
300 East Chapman Avenue, Orange, CA 92866
- AGENCY CONTACT:** Robert Garcia, Senior Planner  
Email: [rgarcia@cityoforange.org](mailto:rgarcia@cityoforange.org)  
Phone: (714) 744-7231
- PROJECT APPLICANT:** Prologis, L.P., 17777 Center Court Dr. N., Suite 100, Cerritos, CA 90703
- PROJECT DESCRIPTION:** The Project Applicant is proposing to redevelop the site with a 57,900 square foot (sf) 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 proposed building would be 45 feet in height and include 84 dock doors in a cross-dock configuration. The Project would provide automobile parking stalls in excess of the requirements of the Orange Municipal Code, which requires 47 automobile parking stalls. The Project would provide a total of 62 automobile parking stalls consisting of 59 standard parking stalls, 2 standard accessible parking stalls, and one 12 feet by 18 feet accessible parking stall. Additionally, the Project would provide 188 trailer parking stalls. The Project involves the demolition of the existing 40,000 sf manufacturing facility and removal of the existing, private spur located on the east side of the site.
- SUMMARY OF SIGNIFICANT ENVIRONMENTAL EFFECTS:** Pursuant to CEQA Guidelines Section 15087(c)(6), 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

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

- Biological Resources (impacts to nesting migratory birds)
- Cultural Resources (potential to encounter significant subsurface archaeological resources)
- Geology and Soils (potential to unearth and adversely impact paleontological resources)
- Hazards and Hazardous Materials (soils contaminated with VOCs)
- Tribal Cultural Resources (potential to unearth and adversely impact tribal cultural resources)

The proposed mitigation measures discussed in the Draft EIR would reduce these potentially significant effects to a less-than-significant level.

## AVAILABILITY:

Copies of the Draft EIR 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/our-city/departments/community-development/planning-division/current-projects>

## LOCAL VICINITY MAP:

